



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

40017 Range Road 224.5  
Rural Lacombe County, Alberta

MLS # A2222318



**\$695,000**

<b>Division:</b>	Rural Lacombe County		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Quad or More Detached		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	5-40-22-W4
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** washer & dryer in shop, air compressor in the shop

Visit REALTOR® website for additional information. Welcome to your perfect mix of work & lifestyle on this rare 9.98 acre parcel just minutes from Alix, AB. Set in a private, peaceful spot, it features a massive 40'x40' shop with 14' doors, 220V power, air compressor, bath, laundry, and flexible lighting zones—ideal for mechanics, trades, or toy storage. AG zoning gives you freedom to grow, run a home-based business, or simply enjoy the space. The fully updated 4-bed, 2-bath home adds comfort and charm, with newer drywall, flooring, lighting, appliances, and more. A 12'x22' addition adds a front office or 4th bedroom and a large mudroom with 3 closets. Outside, enjoy over 400 sq ft of wraparound deck space, fenced pasture, mature trees, outbuildings, central A/C, and on-demand hot water. Fully fenced with new gates. Just 7 min to Alix, 25 to Stettler, 30 to Lacombe!