



GRASSROOTS
REALTY GROUP

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

40302 Range Road 245
Rural Lacombe County, Alberta

MLS # A2223153



\$770,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,840 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Gravel Driveway, Guest, Overs		
Lot Size:	4.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Front Yard, Garden, Gentle Sloping, La		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	19-40-24-W4
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	Ag.
Foundation:	Piling(s)	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Negotiable

WELCOME TO ALBERTA! And what a chunk it is! The quintessential western acreage offering everything you need to pursue country endeavours. Beautifully kept 3 bed, 2 and a half bath, 2005 home with too many upgrades to list, an addition that is only a few years old and an iconic covered front porch taking in a gorgeous yard. Spectacular 40X44' Shop offers complete interior finishing with a mezzanine, office space, full bathroom a temp/humidity controlled room for growing exotic plants and vegetables and a living space up in the mezzanine. 220 wiring to handle larger tools and welders. Picture perfect slab sided barn with built-in metal tack room, maternity pens/stalls and a fully optimized run of corrals and paddocks, wind fenced + water bowl. A small sand arena and dog run/kennel just south of the barn and a chicken palace complete the livestock accommodations. Evergreen shelter belt coming into its prime shrouds in a fenced garden, a Cadillac playground for the kids, and fire pit area. One of the coolest features of all time is where you can ditch your boots to put your toes in the sand around the cantina and play some horseshoes, have a couple beverages and enjoy company. Take in the rolling countryside of Lacombe County from the timber frame swing out back before relaxing in the hot tub to finish off the day. The well is a producer and has a plastic casing which has been shown to have enormous lifespans. At one time It supplied over 40 pairs of cows, the horses and the home and shop without issue. The power service runs underground to ensure there would be clearance for large equipment without overhead line hazard and the 4 acre yard is far enough off the road that it doesn't experience dust from it. A brand new septic system services the house, and the home's roof is just a few years old, in other words; no worries!

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