



GRASSROOTS
REALTY GROUP

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

41004 Range Road 215
Rural Lacombe County, Alberta

MLS # A2229991



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,335 sq.ft.	Age:	1940 (85 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached, Triple Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Lawn, Many Trees, No Neighbours Behind, Private		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Gravity, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Linoleum, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	6-41-21-W4
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Natural Woodwork, Recessed Lighting, Storage		

Inclusions: Negotiable

Welcome to your dream county home! This enchanting 2-story historical farmhouse offers the perfect blend of timeless charm and modern comfort, nestled on 4 acres. Located close to beautiful Buffalo Lake, renowned for its excellent fishing, this property is ideal for those seeking a serene countryside lifestyle with plenty of space to grow. This classic farmhouse boasts 4 generously sized bedrooms on the second floor and 1 full 4pc bathroom on the main floor, including a unique primary bedroom with its own private balcony—a perfect spot to enjoy your morning coffee or unwind with a good book. As you walk through you will discover some of the home's original wood trim and exquisite finishings that exude character and warmth. The open kitchen, dining, and living areas create a seamless flow, ideal for entertaining family and friends. Gather around the charming wood-burning fireplace, complete with a Magic Heat Reclaimer, ensuring you stay warm and cozy during those chilly evenings. The property features an array of outbuildings including a triple car garage with 240v power, a single car garage, a large machinery shed, and a barn. Whether you're a hobbyist, gardener, or simply need extra storage, these versatile spaces will meet your needs. This remarkable property is a rare find, offering a unique combination of historical charm and expansive outdoor space. Don't miss the chance to make this farmhouse your own haven in the countryside. The septic field was completed in 2009 and a new well in 2010.