



GRASSROOTS
REALTY GROUP

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39321 Range Road 273
Rural Lacombe County, Alberta

MLS # A2233388



\$980,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,240 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	18.36 Acres		
Lot Feat:	Brush, Fruit Trees/Shrub(s), Many Trees, Treed, Wooded		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-39-27-W4
Exterior:	Stucco, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: NA

Great opportunity to own a beautiful acreage minutes to both Red Deer and Blackfalds. 18.51 acres with a 1240 sq ft bungalow, detached double garage and large shop. The home is nestled in privacy on the property. With 3 bedrooms on the main floor and a 4th one in the lower level, lots of room for everyone. Air conditioning will keep you cool in the summer and the new wood burning pellet stove will keep you warm in the winter. There is a backup generator in place for the circumstance of power loss, to keep the essentials running. Large shop to hold all of the equipment and space to work.