



GRASSROOTS
REALTY GROUP

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**41501 Range Road 274 Range
Rural Lacombe County, Alberta**

MLS # A2234466



\$599,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,588 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	No Neighbours Behind		

Heating:	In Floor, Forced Air	Water:	Private
Floors:	Carpet, Laminate, Linoleum	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: TV mount, blue shed, boat shed

ACREAGE living CLOSE TO TOWN? THIS. IS. IT! This 4 acres slice of heaven is 15 minutes ON PAVEMENT to Lacombe. Tucked back into the trees this lovely home offers peace and serenity and SKIES FOR DAYS! This well maintained mobile is an open concept design with plenty of room for acreage living. Rich dark cabinets and a huge island anchor the main living space. With TONS of cabinet and counter space, there is also additional seating at the island. There is also a large separate pantry with extra storage space. The living room area is lovely with a slightly vaulted ceiling, a cozy wood stove, a rustic barn board accent wall and garden doors to the huge deck. There are two good sized bedrooms and a full 4 piece bath down the hallway. There is a spacious front entry with bench seating and storage. Past the kitchen is the primary suite with a good sized walk in closet and roomy 5 piece bath with 2 sinks! There is a heated breezeway into the garage. A clever landing setup has room for coats and boots and leads you to the MASSIVE laundry room with a 13' folding counter and additional sink. The INSULATED & HEATED garage offers ample space for parking and projects and offers 2 more additional rooms and a 2 piece bath. Currently one room is used as a full service salon with a separate entrance and a spare bedroom for guests. The possibilities are endless. The outdoor space offers a great place to gather with a huge deck, play area and raised garden beds. There is also a secluded firepit/ seating area for cool evenings outdoors. There is a carport and shed/ coop on the property along with partial fencing. With full pavement access to this acreage, your minutes from highway to access. It's also ZONED AG. The country life is calling!

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