



GRASSROOTS
REALTY GROUP

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41202 Range Road 262
Rural Lacombe County, Alberta

MLS # A2236606



\$799,900

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,593 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 9.50 Acres | | |
| Lot Feat: | Landscaped, Level, See Remarks | | |

| | | | |
|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Laminate, Linoleum, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 15-41-26-W4 |
| Exterior: | Vinyl Siding | Zoning: | 1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks | | |

Inclusions: Fridge, stove, b/i dishwasher, microwave hood fan, all window coverings, washer, dryer, garage door opener, ceiling fan(s), shed.

PAVEMENT TO THE GATES! The best of both worlds! Country living for serenity and privacy and only 8km to all the amenities in the city of Lacombe, plus easy access to HWY QE11, Gull Lake and Joffre. This beautiful acreage features 9.5 acres of fenced land, paddock, chicken coops, and of course room for RVs, kids's play area and with the possibility of future subdivision of the land, this property is a true winner. This 1600 sq ft Walkout BUNGALOW offers plenty of space for large families boasting 6 beds and 3 baths and oversized garage for trucks and SUV. The open floor plan lends itself to family/friend gatherings for all important holidays, birthdays, and special events! There are 3 bedrooms on the main, plus the convenience of the main floor laundry. The massive kitchen boasts large island, plenty of cabinets/drawers/prep area, plus crown moldings, backsplash, and walk-in pantry. The Primary bedroom has a 3 pce ensuite, great closet area and will host all large pieces of furniture. The lower level is fully finished with 3 more large bedrooms, another bathroom, games room, rec room and theatre room. It has roughed in-floor heat plus garden door to a lower-level patio. Recent upgrades include: water well and new septic was installed in 2013, insulated and drywalled garage 2022, 20'x12' deck installed 2022, outbuilding re-sided with electrical power 2023, retaining walls installed 2022.