



GRASSROOTS
REALTY GROUP

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40513 Range Road
Rural Lacombe County, Alberta

MLS # A2244854



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,711 sq.ft.	Age:	1920 (105 yrs old)
Beds:	7	Baths:	2
Garage:	Additional Parking, Driveway, Quad or More Detached		
Lot Size:	5.45 Acres		
Lot Feat:	Landscaped, Many Trees, Native Plants, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Hardwood, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	36-40-23-W4
Exterior:	Aluminum Siding , Concrete	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Bring the horses!! Located just 6 minutes to Alix on pavement! This Character home was brought in and placed on a newer poured concrete foundation in 1977. This 5.45 Acre FENCED property features a detached 30'x60' shop, PLUS a 40'x90' HEATED BARN / RIDING ARENA with storage, and an auto waterer in the North large pasture. Just inside the door is the mudroom and a heated tack room to store saddles etc. Inside you'll notice the character and charm of this beautiful two story with tons of space and windows throughout. A bedroom/office is located right off of the kitchen which would work nicely as a walk in pantry! There is a full bathroom on this level, functional kitchen with large dining space and living room. Upstairs has 4 bedrooms including the large primary that provides its own ensuite. Downstairs has been partially developed. Other updates to note is the NEW SIDING July 2025, new riding pen, some new windows, newer roof, & new water filtration system. This land is FULLY FENCED so the livestock can roam safely. There is also a heated shed with outdoor space attached for chickens, duck etc. Acreages this close to town haven't come up much in the last several years, your right in between Alix, Mirror and Tees!