



GRASSROOTS
REALTY GROUP

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39511 Range Road 40 Range
Rural Lacombe County, Alberta

MLS # A2245473



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,236 sq.ft.	Age:	-
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	4.00 Acres		
Lot Feat:	Front Yard		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Linoleum	Sewer:	Holding Tank, Septic Field, Septic System
Roof:	Metal	Condo Fee:	-
Basement:	None, Unfinished	LLD:	31-39-3-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Other	Utilities:	Electricity Connected
Features:	Breakfast Bar		

Inclusions:	N/A
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This charming 4-acre property is brimming with potential and ready for someone with vision to make it their own. Many major upgrades have already been completed, including a newer high-efficiency furnace, a new hot water heater, a professionally WETT-inspected chimney for the woodstove, and a durable newer metal roof. About half of the windows have been replaced, and the remaining ones are on-site, ready for installation. Located just northwest of Eckville, this acreage offers the tranquility of country living with plenty of space to design your dream homestead. A Texas gate at the end of the property adds a functional touch, making this an ideal start for a hobby farm, private retreat, or future family acreage—all in the heart of Central Alberta.