



**GRASSROOTS**  
REALTY GROUP

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40410 Range rd 34  
Rural Lacombe County, Alberta

MLS # A2255458



**\$610,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | NONE                             |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | Acreage with Residence, Bi-Level |        |                   |
| Size:     | 1,553 sq.ft.                     | Age:   | 1981 (44 yrs old) |
| Beds:     | 3                                | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached           |        |                   |
| Lot Size: | 4.00 Acres                       |        |                   |
| Lot Feat: | Back Yard, Many Trees            |        |                   |

|             |                                                |            |                           |
|-------------|------------------------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Wood Stove                         | Water:     | Well                      |
| Floors:     | Carpet, Laminate, Linoleum                     | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Metal                                          | Condo Fee: | -                         |
| Basement:   | Finished, Full                                 | LLD:       | 29-40-3-W5                |
| Exterior:   | Vinyl Siding                                   | Zoning:    | AG                        |
| Foundation: | Poured Concrete                                | Utilities: | -                         |
| Features:   | Closet Organizers, Jetted Tub, No Smoking Home |            |                           |

Inclusions: N/A

Welcome home to this beautiful, private, 4 acre parcel with a bright spacious home and large 40'x50' heated shop! This is a fantastic acreage with tons to offer, is located right off of highway 12 in a lovely, mature setting, with opportunity for a large garden, outdoor space of all kinds, a waterer for few animals, and tons of room for toys, Rvs and extra parking. This spacious home has a large kitchen with custom cabinetry, a nice open floorplan with tons of natural lighting and a beautiful gas fireplace and features a lovely sunroom facing your backyard. Downstairs you will find two nice sized bedrooms and a bathroom, laundry room, large open recreational room with woodstove, storage, cold room and access to your double attached heated garage for extra convenience. There have been many upgrades to the home, including windows, furnace, metal roof and vinyl siding. This is a beautiful property in a private rural setting and would make a fantastic family home! An acreage definitely worth the view.