



GRASSROOTS
REALTY GROUP

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40219 Range Road 222
Rural Lacombe County, Alberta

MLS # A2260746



\$895,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,160 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Quad or More Detached, Triple Garage Detached		
Lot Size:	71.10 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Farm, Fruit Trees/Shrub(s), Lake,		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-40-22-W4
Exterior:	Concrete, Wood Frame	Zoning:	Ag.
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/a

WELCOME TO ALBERTA! Off the shores of Buffalo Lake comes the finest example of country living on this meticulously well kept 71+/- acre farm in gorgeous Lacombe County. With an abundance of infrastructure ideally suited for cattle and other livestock, the region is also well known for its grain production. The home rings in at 1417 square feet on the main floor, offers 3 bedrooms and two bathrooms, finished basement and the attached garage is purposed for gatherings outdoor run. The corrals come with fence line feeders at front and a healthy 60X24' shelter at the rear, automatic water bowls and squeeze chute. The barn is 40X25' and has stalling for calving, treating, etc. and feed storage in the loft. Next door a 10X12' tack shed and a 10X12' grain bin out behind. In the main pasture find a bedding spot with wind fence and calf shelter and a surface lease to the east paying roughly \$2800 annually. Hay field to the north. last but not least, a huntin' shack w/ lookout to make the most of some world class game. Right next door to 'The Narrows' provincial park, Buffalo Lake is the largest Alberta lake south of Edmonton and has great boating, fishing, swimming and beaches! Mirror is just five minutes away, Alix & Bashaw at 10 & 15 respectively, Stettler 25 minutes out and Lacombe just 30 to service all your needs. This is Alberta, Amen!