



GRASSROOTS
REALTY GROUP

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40025 Range Road 222
Rural Lacombe County, Alberta

MLS # A2280903



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,133 sq.ft.	Age:	1944 (82 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-40-22-W4
Exterior:	Stucco, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Low Flow Plumbing Fixtures, Wood Counters		

Inclusions: Call Seller Directly

Click brochure link for more details. Country Charm Meets Practical Acreage Living. Welcome to your own slice of rural paradise on this beautifully set 4-acre property just one mile from pavement—offering the perfect balance of peaceful country living with easy access year-round. At the heart of the property sits a charming 3-bedroom, 2-bath character farmhouse, full of warmth and personality. Recent upgrades add modern comfort while preserving its rustic appeal, including a new roof, a newly renovated kitchen, and a fully finished basement that provides extra living, recreation, or workspace. Outside, the property is thoughtfully laid out for hobby farmers, equestrians, or anyone needing space to work and play. You’ll find a chicken coop ready for your flock, a heated shop with an attached riding arena—ideal for year-round projects or training—and a single-car garage for added storage and convenience. Whether you’re dreaming of farm-style living, running a home-based business, or simply enjoying wide-open space, this acreage offers endless possibilities in a location that’s both private and accessible.