



**2, 39204 Range Road232.5  
Rural Lacombe County, Alberta**

**MLS # A2298713**



**\$550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Heated Garage, Oversized, Triple Garage Detached		
<b>Lot Size:</b>	8.80 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lake, Private, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	10-39-23-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	1
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, IRON FILTER IN GARAGE

8.8 ACRES OVERLOOKING HORSESHOE LAKE ~ 3 BED, 2 BATH W/1280 SQ FT ON ONE LEVEL ~ HEATED 54' X 30' HEATED SHOP W/MEZZANINE & FULL BATHROOM ~ Beautiful lake views welcome you to this well cared for property ~ Expansive east facing deck leads to the foyer and open concept main living space with vaulted ceilings and vinyl plank flooring throughout ~ The living room has a large picture window with lake views and a cozy wood burning fireplace ~ The kitchen offers warm stained cabinets, ample counter space, island with an eating bar, and a west facing window above the sink ~ Easily host large gatherings in the dining room with garden door access to the deck ~ The primary bedroom can easily accommodate a king size bed, has a large walk in closet and a bright 4 piece ensuite ~ 2 additional bedrooms with ample size closets are conveniently located next to the 4 piece main bathroom ~ Large laundry room with space for storage has a second entrance with a west facing deck ~ 54' x 30' heated shop has a high ceilings, finished hobby room with a closet, a full 4 piece bathroom, and a mezzanine ~ Outside this peaceful property features rolling hills and mature trees, a 3 tiered garden, rose bush, rhubarb and strawberries, plus a cleared walkway and driveway to the lake ~ Located close to Alix with easy access to Red Deer ~ Pride of ownership is evident!