



**40029 Range Road 25-5**  
**Rural Lacombe County, Alberta**

**MLS # A2299492**



**\$839,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	2,114 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Electric Gate, Paved		
<b>Lot Size:</b>	9.50 Acres		
<b>Lot Feat:</b>	Farm, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture, Paved		

<b>Heating:</b>	Forced Air, Pellet Stove, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Other, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	5-40-25-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Crown Molding, French Door, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows

**Inclusions:** Portable Metal Storage Shed 7'x8', Fuel Tank on high pedestal. Water Cooler with filtration system. 4 Horse shelters, horse stocks.  
Negotiable: 4 Horse stalls with front gates valued at \$12, 000,

This stunning horse property, 1 km off pavement and just 15 minutes from Lacombe, offers everything you need for a rural lifestyle. The 3 bedroom home with office and bonus room offers modern amenities, and has been meticulously maintained and upgraded over the years. Double detached garage (26x28) for parking or storage, a heated insulated shop (overhead radiant propane, or diesel), measuring 30'X40' with a 10' overhead door and paved floor provides ample space to work or run a business. Attached is a spacious 30x60 pole barn with horse stalls, new rubber floors, and a 19' x 10' sliding machinery door. This property is fully fenced to keep pets secure and livestock safe, with additional cross fencing and paddocks specifically for horses. 4 horse shelters are included, along with a fenced 142' x 73' outdoor sand riding arena. Enjoy the expansive yard with mature trees, a newly constructed deck, and a covered gazebo area - perfect for relaxation and entertaining. There is a flowerbed watering system along the west side of the house, 3 apple trees, a pear tree, and rhubarb around the house. Key features include : Decorative electric front gate enhancing security and convenience, 2 security cameras, paved driveway, New shingles in 2018, new fridge, dishwasher, washer and dryer, and lighting 2026, updated electrical, windows, and drywall 2009. Home has air conditioning and a commercial grade furnace, with a additional heat source - a pellet stove. This property has a drilled well, with well pump in the pump house, and an outdoor hot water tank for bathing horses. The septic system is gravity fed from a holding tank, and the tank has been pumped out every 2 years. The cement lid to the tank was recently replaced (2023). There is 220 and 110 power available in the shop. The two propane tanks for the house and shop are leased from Blindman

Valley propane, and there is garbage pickup at the gate every Thursday. This service is paid for up until Dec. 2026.