



**39515 Range Road 254**  
**Rural Lacombe County, Alberta**

**MLS # A2302983**



**\$929,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,284 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Front Yard, Gentle Sloping		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	33-39-25-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, High Speed Internet
<b>Features:</b>	Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** tv brackets, blinds

Acreage living at its finest! This stunning bungalow with a fully developed walkout basement is perfectly situated on 20 acres zoned AG, just 15 minutes from Lacombe—offering the ideal blend of privacy, space, and convenience. Custom built and thoughtfully designed, the home features an open-concept kitchen, dining, and living area with expansive windows that capture breathtaking views to the east, south, and west. The main floor offers 1,284 sq ft of comfortable living space, while the walkout basement adds an additional 1,180 sq ft, complete with three additional bedrooms (5 total), a 3-piece bathroom, large family room, and utility/laundry area—perfect for growing families or hosting guests. Step outside and enjoy peaceful country living from the east-facing deck, ideal for morning coffee, while the west-facing views from the living room provide unforgettable sunset backdrops. The property is well-equipped for hobbyists, farmers, or entrepreneurs with a 40' x 60' shop, offering ample space for equipment, storage, or workspace. Whether you're looking to raise a family, escape the city, or downsize from a larger farm, this versatile and beautifully located acreage checks all the boxes. Move in and enjoy your summer on the acreage you've been waiting for!