



38212 Range Road 251
Rural Lacombe County, Alberta

MLS # A2136448

\$1,379,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,520 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	140.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Farm, Fruit Trees/Shrub(s), Front Yard		

Heating:	Central, Propane	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	14-38-25-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected
Features:	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Central Vacuum		

Inclusions: attached metal gates and panels

A beautiful 2015-Fully finished 1,760 Sqft 3 Bdrm/3 Bthrm WALK-OUT Bungalow, on a cozy warm ICF Basement with a finished ATTACHED DB GARAGE. CAN you imagine, this Mortgage helper-Yearly SURFACE LEASE INCOME-\$12,950 + PASTURE LEASE INCOME- \$2.500 = \$15,500 YEARLY INCOME! A super Sweet Location- Just a quick 15 min drive E of Red & 1 km S off paved Hwy 11, a private, treed Driveway & nestled in the trees, a beautiful fully fenced 140 acres w rolling hills, trees and ponds, zoned AG. This well-designed property brags a 2nd HEATED 24x28 Detached DB GARAGE & a 32x48 SHOP w power. Great set up for horses or Livestock w 24x24 BARN, a CORRALS, ROUND PEN, 2 Water Hydrants, an Auto-Waterer, 20x20 HAY SHED & 8x16 Wood shed. The meticulous interior of the home, welcomes you from the side entrance or Garage to a large mudroom with Main floor Laundry. The Front Main Entrance leads you to the Great Room that enjoys a cozy Wood Stove! The Dining Rm is large to accommodate family gatherings & a wee Office/Sitting Rm in the corner. The spacious kitchen brags quality Custom cabinetry with a Corner Pantry & large Eating Bar. Two bright & spacious Bdrms on the main floor include the oversized Master, with deep His n Hers closets & a 4pc Ensuite with separate Tub & Shower and a Main 4pce Bthrm. The WALK-OUT Basement is fully finished, enjoying a large family room, separate games room, a large, bright Bdrm, lovely 3pc Bthrm & office. A garden patch with water Hydrant! Water Well is 140 ft deep & 10 gpm. No written Lease for pasture, but great, long term Renter would like to stay.