



GRASSROOTS
REALTY GROUP

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41129 Range Road 30
Rural Lacombe County, Alberta

MLS # A2165992



\$548,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,100 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	20.99 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Holding Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	7-41-2-W5
Exterior:	Concrete, Wood Siding	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Beautiful location close to Bentley, with ample space for horses, cows and even for pigs or other livestock. The great 21-acre parcel with 2100 sqft home was built in 3 stages. Older part of house is 900 sqft and was built in around 1960 with full undeveloped basement. The second part of house is 1200 sqft was built in around 1980. The kitchen was built in around 2000. There are 4 bedrooms, 2 dinning rooms, 2 living rooms, 2 and half washrooms in the main floor, plus 2 play room in the upper level. The home is forced air heating. The older partition has a shingled roof and the new portion has a metal roof. The whole home has wood siding. There is a hog barn complex consists of 36'X110' dry sow barn, 40'X110' finishing barn, 32'X88' grower barn, 32'X100' farrowing & nursery barn. The bars are all joined and there are several tarp shelters. There are some feed bins and a feed mill. The barns are in decent shape and could be used for other purpose (storage.....). Good to buy, good to live, and good to invest!