



GRASSROOTS
REALTY GROUP

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39504 Highway 815
Rural Lacombe County, Alberta

MLS # A2182229



\$597,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,439 sq.ft.	Age:	1950 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	9.72 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-39-25-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Storage		

Inclusions: All Window coverings

This 9.72-acre property offers beautiful open views and convenient access right off Highway 815, making it a great balance of country space and accessibility. Located just 15 minutes from Lacombe, 17 minutes from Blackfalds, and 25 minutes from Red Deer, it's also 10 minutes from NOVA Chemicals Joffree Plant and 15 minutes from the MEGlobal Prentiss Plant—a prime location for work and convenience. A brand-new water well, estimated at 160 feet deep, is scheduled for completion in April 2024, offering peace of mind and reliable water supply for years to come. The 1,438 sq. ft. home features fresh paint on the main level and a bright, open-concept layout. The large kitchen flows into a dedicated dining area, a cozy family room, and a spacious living room with plenty of natural light. Two bedrooms, including the primary bedroom, and a 4-piece bathroom complete the main floor. Downstairs, the lower level offers two additional bedrooms, a 3-piece bathroom, a rec room, an office space, and ample storage. Recent updates add to the home's value, including new shingles (2023) and laminate flooring (2024) in the dining and living rooms. The kitchen was upgraded with a new range and microwave (2023). For those needing workspace or storage, the property features a 24x30 heated, two-car detached garage with insulated garage doors (2020), plus a 32x32 cold storage shop with potential for a future workshop. The yard includes a mix of mature and newly planted trees, offering a growing natural buffer. The covered deck provides a great outdoor space while offering protection from the elements. With fantastic views, easy highway access, and plenty of space, this property offers versatility and convenience just minutes from town and key industrial sites.

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