



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

40503 Range Road 270
Rural Lacombe County, Alberta

MLS # A2197878



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,628 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.56 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Private
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H
Foundation:	Other	Utilities:	-
Features:	Laminate Counters		

Inclusions: NONE

Country living on the City limit border - here is a nice 1/2 acre parcel with spacious bungalow and detached garage that is awaiting its new family nestled at the north end of the City of Lacombe's border. The home has had upgrades in recent years including siding and roof in 2016, windows along with kitchen cabinets. This home has all the amenities on the main floor with utility/room in the crawl space. This property has its own well and septic tank/field - Lacombe County taxes are \$1837 per year! You get the best of both worlds - affordable County taxes on the City of Lacombe border - close to Burman University and a short walk to Lacombe's walking trails which leads you to the public schools and Cranna Lake! Double detached garage, asphalt driveway - room for a garden - quick possession available!