



GRASSROOTS
REALTY GROUP

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39403 Range Road 275
Rural Lacombe County, Alberta

MLS # A2199885



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,790 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	4
Garage:	Double Garage Detached, See Remarks		
Lot Size:	4.71 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Treed		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Field
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: STOVE, FRIDGE, DISHWASHER, WINDOW COVERINGS, WASHER/DRYER, CENTRAL VAC & ATTACHMENTS, GARAGE DOOR OPENER & CONTROL

Calling all car enthusiasts, mechanics & truckers! If you are tired of paying rent to accommodate your business/hobby this may be the property for you. Located on pavement just 2 minutes from Blackfalds & 10 from Red Deer or Lacombe it's the perfect location. This 4 level split property features a home with a huge country kitchen, bright sunroom & cozy sitting room on the main floor. Upstairs has a spacious primary bedroom with 3 pce ensuite & 2nd oversized bedroom. The 3rd level has another large bedroom & family room with wood stove the 4th level has a massive family room, hobby/craft room and 2 storage rooms. Outside on the almost 5 acres you will find a heated 24 x 36 garage, plus a heated 40 x 80 shop with 16'w x 12'h & 14'w x 18'h doors set up to work on cars with hoist & crane, attached workbenches included. Water is run to the shop. Own your own fruit forest & plant a garden big enough to feed your family & friends- poly b plumbing has been removed - so much to be discovered here.