\$575,000 - 40411 Range Road 245.5, Rural Lacombe County

MLS® #A2197511

\$575,000

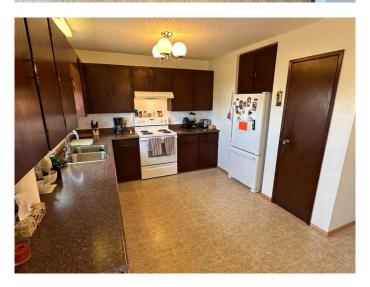
4 Bedroom, 3.00 Bathroom, 1,305 sqft Residential on 6.43 Acres

NONE, Rural Lacombe County, Alberta

***EASY TO SHOW - Stunning Affordable Country Living! Discover the perfect blend of tranquility and convenience with this 6.43- +/acre property, offering breathtaking views just steps away from the Village of Clive and only 15 minutes east of Lacombe. This immaculately maintained bungalow is move-in ready and ideal for your growing family. The home features 4 spacious bedrooms and 3 bathrooms, including a convenient 2-piece ensuite. The bright and airy kitchen and dining area are perfect for family meals, with doors leading to the back deck for easy outdoor access. The inviting living room boasts a cozy brick-faced wood-burning fireplace with glass doors, perfect for warming up on cool spring nights. The basement is partially finished, with a bedroom and a brand-new 3-piece bathroom. It offers plenty of storage space, with the rest of the basement ready for your personal touch. Plus, the home is equipped with a reverse osmosis / water softener system. If you're looking for space for your animals or to expand your flock, this agricultural-zoned property is a dream. With outbuildings, corrals, and updated fencing already in place, it's perfect for farming or hobbyist endeavors. Enjoy the beauty of raspberry bushes, a massive garden, and lush landscaping. Relax in the gazebo or on the back deck while taking in the spectacular views. Exterior renovations of the siding, eve







troughs, roof shingles, garage door, outside house doors, wood railing around the house have been done over the years. The most recent updates include: new septic system, 3 pc basement bathroom, fencing & stock waterer. This property is in excellent condition and offers endless potential. Schedule a viewing today – you won't want to miss out on this gem!

Built in 1980

Essential Information

MLS® # A2197511 Price \$575,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,305

Acres 6.43 Year Built 1980

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

Community Information

Address 40411 Range Road 245.5

Subdivision NONE

City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T0C 0Y0

Amenities

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Open Floorplan, Vinyl Windows, Walk-In Closet(s), No Smoking Home,

Storage

Appliances Refrigerator, Stove(s), Washer/Dryer, Water Softener

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Storage, Private Entrance

Lot Description Landscaped, Farm, Fruit Trees/Shrub(s), Few Trees, Front Yard,

Garden, Gazebo, Gentle Sloping, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2025

Days on Market 20 Zoning AG

Listing Details

Listing Office 2 Percent Realty Advantage

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