



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

40513 Range Road 231
Rural Lacombe County, Alberta

MLS # A2268424



\$490,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,711 sq.ft.	Age:	1920 (105 yrs old)
Beds:	6	Baths:	2
Garage:	Additional Parking, Driveway, Oversized, Quad or More Detached		
Lot Size:	5.45 Acres		
Lot Feat:	Landscaped, Many Trees, Native Plants, Treed		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Hardwood, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-40-23-W4
Exterior:	Aluminum Siding , Concrete	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Purifier

Bring the horses!! Located just 6 minutes to Alix on pavement! This Character home was brought in and placed on a newer poured concrete foundation in 1977. The plumbing and electrical has been updated over the years. This 5.45 Acre FENCED property features a detached 30'x60' shop, PLUS a 40'x90' building (currently used as a RIDING ARENA) with storage, and an auto waterer in the North large pasture. The outbuilding/arena previously had water and heat to it, so it may still have the ability to have that now. Just inside the door of the home is the mudroom and a heated tack room to store saddles etc. Inside you'll notice the character and charm of this beautiful two story with tons of space and windows throughout. A bedroom/office is located right off of the kitchen which would work nicely as a walk in pantry! There is a full bathroom on this level, functional kitchen with large dining space and living room. Upstairs has 4 bedrooms including the large primary that provides its own ensuite. Downstairs has been partially developed, currently 2 rooms, 1 bedroom and the other considered a den as the deck covers the window (no egress). Other updates to note is the NEW SIDING July 2025, new outdoor riding pen, some new windows, newer roof, & new Culligan water UV filtration system. This land is FULLY FENCED so the livestock can roam safely. There is also a shed with outdoor space attached for chickens, bunnies etc. Acreages this close to town haven't come up much in the last several years, your right in between Alix, Mirror and Tees! A perfect spot for some country living!