



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38324 Range Road 244
Rural Lacombe County, Alberta

MLS # A2294872



\$250,000

Division:	NONE
Lot Size:	2.64 Acres
Lot Feat:	-
By Town:	Red Deer
LLD:	17-38-24-W4
Zoning:	AG
Water:	None
Sewer:	Mound Septic, Septic Tank
Utilities:	Heating None, Electricity at Lot Line, Sewer, Water Not

Discover the perfect setting to build your dream home on this beautiful 2.64-acre parcel in Lacombe County, just east of Joffre. Surrounded by mature trees and open pasture, this property offers a peaceful rural lifestyle with plenty of space for your family to grow. A 100' x 100' prepared building pad is already in place, making it easy to start construction right away. The property also features a brand new septic tank and mound system, adding significant value and convenience for future development. Whether you're ready to build immediately or prefer to hold as an investment for later, the possibilities here are endless. Enjoy the privacy of country living while still being within easy reach of nearby amenities. Opportunities like this don't come along often—secure your slice of Alberta countryside today!