



**2, 39204 Range Road232.5
Rural Lacombe County, Alberta**

MLS # A2298713



\$550,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,280 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Heated Garage, Oversized, Triple Garage Detached		
Lot Size:	8.80 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Private, Views		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	10-39-23-W4
Exterior:	Vinyl Siding	Zoning:	1
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, IRON FILTER IN GARAGE

8.8 ACRES OVERLOOKING HORSESHOE LAKE ~ 3 BED, 2 BATH W/1280 SQ FT ON ONE LEVEL ~ HEATED 54' X 30' HEATED SHOP W/MEZZANINE & FULL BATHROOM ~ Beautiful lake views welcome you to this well cared for property ~ Expansive east facing deck leads to the foyer and open concept main living space with vaulted ceilings and vinyl plank flooring throughout ~ The living room has a large picture window with lake views and a cozy wood burning fireplace ~ The kitchen offers warm stained cabinets, ample counter space, island with an eating bar, and a west facing window above the sink ~ Easily host large gatherings in the dining room with garden door access to the deck ~ The primary bedroom can easily accommodate a king size bed, has a large walk in closet and a bright 4 piece ensuite ~ 2 additional bedrooms with ample size closets are conveniently located next to the 4 piece main bathroom ~ Large laundry room with space for storage has a second entrance with a west facing deck ~ 54' x 30' heated shop has a high ceilings, finished hobby room with a closet, a full 4 piece bathroom, and a mezzanine ~ Outside this peaceful property features rolling hills and mature trees, a 3 tiered garden, rose bush, rhubarb and strawberries, plus a cleared walkway and driveway to the lake ~ Located close to Alix with easy access to Red Deer ~ Pride of ownership is evident!