



**39020B RANGE ROAD 21**  
**Rural Lacombe County, Alberta**

**MLS # A2301538**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,728 sq.ft.	<b>Age:</b>	1922 (104 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	24.31 Acres		
<b>Lot Feat:</b>	Garden, Many Trees, Pasture, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Linoleum, Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	2-39-2-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Agricultural District
<b>Foundation:</b>	Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** N/A

Set on approximately 24.31 acres on the south west end of Sylvan Lake, this unique property offers an incredible opportunity to enjoy country living with close proximity to the lake. Located just 6 minutes from the Town of Sylvan Lake, the property provides a great balance of privacy and convenience. The land itself offers a versatile mix of open space and natural surroundings, ideal for those looking for a hobby farm, recreational retreat, or simply room to grow. With 24.31 acres to work with, the possibilities here are wide open. The property includes several outbuildings, offering added functionality and flexibility for a variety of uses. The home is well situated on the property and offers a functional space with potential for updates or personalization, depending on your vision. Whether you're looking for a peaceful rural escape, a future build site, or a property with room to expand, this location offers the best of both worlds—quiet country living just minutes from Sylvan Lake.