



39020B RANGE ROAD 21
Rural Lacombe County, Alberta

MLS # A2301538



\$679,900

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

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