



38311 Range Road 244
Rural Lacombe County, Alberta

MLS # A2304401



\$940,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,132 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	146.90 Acres		
Lot Feat:	-		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Near Town:	Red Deer
Basement:	Full	LLD:	21-38-24-W4
Exterior:	-	Zoning:	AG
Foundation:	Block	Utilities:	Electricity Connected, Propane, Sewer Connected, Wa
Features:	Open Floorplan		

Major Use: Hay, Pasture

Located just 2.5 miles south of Haynes and 12 mile off the pavement of Highway 11 to the south, and approximately 20 minutes from Red Deer, this property offers a good mix of cropland, improvable land, and pasture. The property includes approximately 31.0 acres of cropland, 49.0 acres of improvable land, 64.53 acres of cleared pasture, and a 2.26-acre mature yard site, along with good watering holes for livestock. The home is a very modest residence built in 1969, offering 1,132 sq ft on the main floor and 2,197 sq ft of total living space. It is heated with an oil-burning furnace, presenting an opportunity for buyers to update or continue use based on their needs. Updates include a hot water tank replaced in 2023, along with the addition of a large deck and patio windows that enhance natural light and outdoor living. Outbuildings include a 24' x 21' detached garage, a 24' x 12' outbuilding, and a 37' x 26' barn. The property is set up for livestock or a hobby farm, featuring corrals, potential income-generating barn, and a well-established garden. This picturesque property offers a mature building site with plenty of wildlife, creating a quiet country setting. An added bonus is a surface lease generating approximately \$3,400 annually. Properties of this size with an established homestead are becoming increasingly difficult to find in this price range. A solid rural property with space, usability, and income potential in a convenient location.