



40321 Range Road 251
Rural Lacombe County, Alberta

MLS # A2304948



\$575,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	3.98 Acres		
Lot Feat:	Farm, Pasture, Yard Drainage		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-40-25-W4
Exterior:	Wood Frame	Zoning:	1
Foundation:	Piling(s)	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows

Inclusions: Negotiable

WELCOME TO LACOMBE COUNTY! 4 acres maximized for livestock, with beautiful surroundings, fabulous infrastructure and an incredible log gazebo all just a few minutes from town. Extensively updated, the home is worry free and ultra attractive. Open concept kitchen-living room with a 2022 wood burning stove, vaulted ceiling and french doors to the back deck. Lots of cabinetry and a big walk-in pantry. Three bedrooms, two bathrooms and a brand new septic field. A full water conditioning system within the last 5 years, new siding in 2021, shingles and skirting in '22, new fridge in '24, washer/dryer in '25 and a dishwasher from this year. The garage is fully finished and heated, with a good concrete floor and 220V power to run a welder and lots of other things. Custom shelters and hay storage in rough cut lumber to really give the place the western character that we all love. Lastly, two garden plots, fenced to keep the deer and dogs out. Clive is a wonderful small town with a k-9 school and great people just two minutes east, or head west and you're in Lacombe, one of Alberta's best cities, in 15! A fantastic acreage at a great price. This is Alberta, Amen!