



16, 40422 Range Road 10
Rural Lacombe County, Alberta

MLS # A2313460



\$599,900

Division:	Brownlows Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,496 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-40-1-W5
Exterior:	Cement Fiber Board	Zoning:	R-RLA
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry		

Inclusions: window coverings

Lake life with comfort, privacy, and beautiful views is waiting for you in Brownlows Landing. Surrounded by mature trees and tucked into a secluded setting, this newly updated property offers the perfect blend of peaceful lake living and functional everyday space. With lake views from both the main level and second story, this is the kind of property that makes it easy to slow down and enjoy where you are. Set on a new foundation in 2012, this manufactured home features a huge open-concept kitchen and living area with vaulted ceilings that create a bright and welcoming atmosphere. Rustic cabinetry adds warmth and character, while stainless steel appliances complete the space — including a new stove, dishwasher, washer, and dryer in 2025. Fresh paint, new doors, and updated trim give the home a clean, refreshed feel throughout. The exterior has also been updated with durable cement board siding and a wrap-around composite deck, creating multiple spaces to relax, entertain, and take in the views. The layout includes 3 good-sized bedrooms, including a private primary suite tucked at the back of the home. The large ensuite features a deep corner soaker tub, creating a quiet place to unwind at the end of the day. Additional updates include a new hot water tank in 2025, a drilled well in 2015, and a 2100-gallon septic tank installed in 2015. The lower level offers even more flexibility with outside access to the basement and a working shop space ideal for projects, hobbies, or extra storage (not accessible for vehicle parking). Tucked into the back is a versatile suite area with endless potential for guest space, additional living quarters, a family room, or private retreat. This space includes a bedroom with large windows, a spacious walk-in shower, separate sink and water closet, plus its own washer and dryer setup. Whether you're looking for a year-round

home, weekend getaway, or multi-use lake property, this one offers space, privacy, and the kind of setting that's hard to find.