



40509 Range Road 234
Rural Lacombe County, Alberta

MLS # A2317201



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,336 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Drive Through, Garage Door O		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-40-23-W4
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	1
Foundation:	Block	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		
Inclusions:	Shed 1, Shed 2, dog house		

Acreage Living at Its Best – Move-In Ready, Private & Full of Possibilities! Welcome to this charming bungalow nestled on a beautifully treed and private acreage just east of Lacombe. Offering the perfect blend of rural tranquility, modern updates, and everyday convenience, this property is an excellent opportunity for those looking to enjoy country living without sacrificing accessibility. Located mostly on pavement with only approximately one mile of gravel road, the property is just minutes from Alix & Clive, approximately 20 minutes from Lacombe, and 35 min from Red Deer offers school bus service right to the area. Sited on a mature, well-established yard site with only one neighboring property, this acreage provides exceptional privacy and a peaceful setting surrounded by nature. Partially fenced and suitable for up to two horses, it is an ideal property for hobby farmers, animal lovers, or anyone dreaming of acreage life. The home offers 1,336 sq. ft. above grade plus a fully finished basement, providing plenty of room for family and guests. Inside, you’ll find a bright and welcoming living room, spacious dining area, and an updated kitchen complete with a full appliance package. The main floor features two bedrooms, a full bathroom, and convenient laundry/storage space that could easily be relocated to the basement if desired. A standout feature of the home is the beautiful four-season sunroom, which offers additional living space and year-round enjoyment. In-floor heat has been roughed in, creating future potential for even greater comfort. The finished basement adds valuable living space with a large family room, two additional bedrooms, a second bathroom, ample storage, and a cold room that could easily be converted into a den, hobby room, or office. Over the years, the

property has seen numerous upgrades, including flooring, windows, doors, siding, paint, shingles, septic system, furnace, hot water tank, air conditioning, well pump, and more, allowing the next owner to move in and enjoy with confidence. Outside, the oversized updated deck is the perfect place to enjoy your morning coffee, entertain family and friends, or relax while taking in the peaceful surroundings. The yard offers plenty of space for gardening, outdoor activities, and evenings around the fire pit. For those needing garage and workshop space, this property delivers. The attached 24' x 16' garage is finished with durable tin sheeting, while the detached 28' x 30' heated garage features 9' ceilings, 8' overhead doors, plywood interior finishing, and is roughed in for in-floor heating, making it an excellent workshop, storage space, or hobby area. With room to expand, add additional outbuildings, or simply enjoy as-is, this turnkey acreage offers incredible value, privacy, and flexibility. Whether you're starting your acreage journey, downsizing to country living, or searching for a property with room to grow, this one is a must-see. Easy to show and ready for its next chapter!