



38532 Range Road 243
Rural Lacombe County, Alberta

MLS # A2322627



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Garage Door Opener, Gravel Driveway, Insulated, None, Par		
Lot Size:	17.30 Acres		
Lot Feat:	Brush, Cleared, Farm, Landscaped, Lawn, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-38-24-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s), See Remarks	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: tv brackets, shelf above the living room TV, firepit, sheds,

Private 17-Acre Country Retreat with Shop, Barn & Horse Setup – Just 20 Minutes from Red Deer. Escape to the peace and privacy of country living with this beautifully maintained 17-acre property, tucked away in a quiet, tree-surrounded setting. This charming acreage offers the perfect combination of functionality, comfort, and rural lifestyle amenities. The well-kept 1,520 sq. ft. modular home features 3 bedrooms and 2 bathrooms, a spacious living room, large laundry room, soft-close cabinetry, a corner pantry, updated thermostat, a new hot water tank (2026), and a 3 peice ensuite with a walk-in closet in the primary bedroom. The home sits on screw pilings with a gravel slab foundation and has been exceptionally maintained, including heating tape on water lines with no history of frozen pipes. Equestrians, hobby farmers, and tradespeople will appreciate the impressive improvements throughout the property. A stunning red barn with power and water, fenced pasture areas, livestock hydrant with power, tack shed, dugout, and a garden shed provide everything needed for country living. The standout feature is the exceptional 40' x 60' heated shop, built for serious work and storage. It boasts 18-foot ceilings, a 16-foot overhead door, 220-volt power supplied by armored Teck cable, a 6-inch concrete slab with in-floor heat, floor drain, LED lighting, R22 insulation, boiler replaced in 2022, 6 inch walls with metal frame and an electric door opener. Additional features of the the property include: Private, treed setting with excellent shelter, Fire pit area for outdoor entertaining, Septic system with alarm, Well-maintained driveway professionally excavated, clay-packed, and designed for excellent drainage, Fully fenced acreage, Beautiful rural views and peaceful surroundings. This turnkey acreage offers a rare opportunity to enjoy privacy, functionality,

and country charm in one complete package. Whether you're looking for a horse property, hobby farm, home-based business setup, or simply a quiet rural lifestyle, this gem is ready to welcome its next owners.