



41416 Range Road 34  
Rural Lacombe County, Alberta

MLS # A2326801



**\$794,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,648 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Gentle Sloping, Lawn, Private		

<b>Heating:</b>	Boiler, Forced Air, Hot Water, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Laminate, Slate, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	29-41-3-W5
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 4-acre acreage offering the perfect combination of space, functionality, and peaceful country living. With panoramic views, a thoughtfully designed home, and an impressive collection of outdoor amenities, this property is well suited for families or anyone looking to enjoy rural living. Inside, you'll find over three levels of living space featuring 6 bedrooms, 4 bathrooms, multiple family and recreation areas, and a fully developed walkout basement. The open-concept main floor is designed for everyday living and entertaining, while the country kitchen features granite countertops, ample cabinetry, and generous workspace for everything from weeknight dinners to family gatherings. Outside, the property has been thoughtfully developed to maximize both enjoyment and functionality. It features cross-fencing, an electric waterer, greenhouse, chicken coop, raised garden beds, mature fruit trees and berry bushes, offering plenty of space for gardening, outdoor projects, and a variety of rural lifestyle opportunities. A 30' x 40' wired shop provides exceptional room for equipment, storage, hobbies, or recreational vehicles. Practical features add to the property's appeal, including reliable high-speed internet, and excellent cell service. Mature landscaping, established yard and expansive countryside views complete this exceptional acreage. Conveniently located just minutes from Rimbey, Gull Lake, and Eckville, and within commuting distance of Red Deer, this property offers the space and privacy of country living while keeping everyday amenities close at hand. Whether you're looking for room to grow, space to pursue your hobbies, or simply a quieter pace of life, this exceptional acreage is ready to welcome you home.