



GRASSROOTS
REALTY GROUP

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41113 Range Road 263
Rural Lacombe County, Alberta

MLS # A2327060



\$565,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	11.42 Acres		
Lot Feat:	Lawn, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	10-41-26-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, Kitchen Island, Walk-In Closet(s)		

Inclusions: 2 SHEDS

11.42 acres of privacy, mature trees and open sky, just 9 minutes from Lacombe. Wander your own treed acreage, gather around the fire pit beneath a vented gazebo, or simply take in the quiet with no neighbours behind — this is a property built for slowing down and reconnecting with nature. A detached double garage and two sheds offer room for equipment, hobbies or storage, while the move-in-ready modular home provides comfortable, flexible living: an open-concept living, dining and kitchen area, a separate family room with French doors perfect as a media room or office, three bedrooms, and two 4-piece bathrooms including a primary ensuite. Whether you're dreaming of hobby farming, gardening, or simply more room to breathe, this acreage offers the space and privacy to make it happen.