



GRASSROOTS
REALTY GROUP

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40207 Range Road Extension 272
Rural Lacombe County, Alberta

MLS # A2332078



\$1,720,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	1,529 sq.ft.	Age:	1968 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	97.17 Acres		
Lot Feat:	Farm, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Wood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Lacombe
Basement:	Full	LLD:	14-40-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, Storage		

Major Use: Hay

Excellent opportunity to own two titles totaling 97.17± acres in a highly desirable location just minutes from Lacombe and Blackfalds, with excellent access to Highway 2A and views toward scenic Lacombe Lake directly across the road, this diverse property combines productive agricultural land, an established mature yard site, comfortable family home and exciting long-term potential. The first parcel consists of 77.18± acres, including approximately 40.06± acres cultivated, 25.10± acres of treed pasture, 7.79± acres of low land and a 4.23± acre established yard site. The second title consists of an adjoining 19.99± acres of bare land, creating a combined landholding of 97.17± acres. The property is currently zoned Agricultural and is located within Lacombe County's Highway 2A Urban Corridor Area Structure Plan, offering potential for future development subject to Lacombe County approval, redesignation, subdivision, servicing requirements and all applicable planning policies. This creates an excellent opportunity to continue utilizing the property for agricultural and residential purposes today while considering its longer-term development potential in a strategically located growth corridor. The well-established yard features a spacious 1968 1,463± sq. ft. bungalow with approximately 1,168± sq. ft. of additional finished living area in the fully developed basement. Offering 5 bedrooms and 2 bathrooms, the home provides plenty of space for a family. The main floor features a bright living room with wood-burning fireplace, functional kitchen with adjoining breakfast nook, separate dining area and convenient main-floor laundry. The developed basement includes a large recreation room along with additional bedrooms, storage and utility areas. A new asphalt roof was installed in May 2026.

Outside, the property is well suited for agricultural and livestock use with a detached garage, barn, cattle sheds, bunkhouse, 3 storage sheds and several fenced corrals suitable for livestock. Mature trees throughout the yard provide privacy, shelter and an attractive country setting. With approximately 40.06± cultivated acres complemented by treed pasture, the property offers a versatile land base for farming, grazing and livestock use. The adjoining 19.99± acre bare land parcel adds further versatility and potential to this unique offering, whether utilized as additional land or considered for a future building site or other development, subject to Lacombe County approval. The combination of productive land, established improvements, excellent access and strategic location makes this an outstanding opportunity for agricultural producers, acreage buyers, investors or purchasers looking toward future development possibilities. Conveniently situated near Lacombe, Blackfalds, Highway 2A and the QEII corridor, this is a rare opportunity to acquire 97.17± acres on two titles with an established residence, agricultural infrastructure, beautiful surroundings and excellent long-term potential.