



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39530 Range Road 22
Rural Lacombe County, Alberta

MLS # A2334511



\$915,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,340 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	6.00 Acres		
Lot Feat:	Gentle Sloping, Landscaped		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Hardwood	Sewer:	Holding Tank, Private Sewer, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Recessed Lighting, Sauna, Smart Home		

Inclusions: Air Compressor in garage

Private setting walkout bungalow overlooking Sylvan Lake on the Sunbreaker Cove Road which leads to the best boat launch on Sylvan Lake with trailer parking and its free to the public. Six manicured acres with up dated home and large garage with in floor heat. Walkout Bungalow with large deck overlooking lake and fields, pavement to the security gates and home/shop security installed. Seven man hot tub with TV and entertainment, infrared Sauna, two drilled wells new roof shingles 3 years old, new deck 3 years old regal railing with LED package for ambiance new hot water tank 1 year, invisible fence all around 6 acres smart appliances throughout. 2 Pressure Tanks. Several out buildings and site for large shop.