



GRASSROOTS
REALTY GROUP

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On Range Road Extension 272 Rural Lacombe County, Alberta

MLS # A2337447



\$500,000

Division: NONE

Cur. Use: Pasture

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 19.99 Acres

Lot Feat: Pasture

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Lacombe

Basement: -

LLD: 14-40-27-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Land Only

An exceptional opportunity to own 19.99± acres of bare land in a beautiful rural setting just minutes from Lacombe and Blackfalds. Located adjacent to scenic Lacombe Lake, this attractive parcel offers the space, privacy and setting to create your own country retreat and potentially build the dream home you've always envisioned, subject to Lacombe County approval and applicable development requirements. With open space, beautiful surrounding countryside and views toward the lake, this property provides an opportunity to enjoy peaceful rural living while remaining conveniently close to nearby communities, amenities and major transportation routes. Located at SW 14-40-27-W4, Plan 0524701, Block 1, Lot F, the property is currently zoned Agricultural and is situated within Lacombe County's Highway 2A Urban Corridor Area Structure Plan. In addition to its appeal as a potential country residential building site, the parcel offers exciting long-term investment and future development potential. Any future redesignation, subdivision or development would be subject to Lacombe County approval, servicing requirements and all applicable planning policies. The location is a major feature, offering convenient access to Highway 2A, Highway 12 and the QEII corridor while being positioned between the growing communities of Lacombe and Blackfalds. Whether you're looking for a beautiful piece of land on which to establish your own country property, additional agricultural land, a long-term investment or land with potential future development possibilities, this 19.99± acre parcel deserves consideration. For purchasers looking for a larger land base, the adjoining 77.18± acre property is also available for purchase. The adjoining parcel features approximately 40.06± cultivated acres, 25.10± acres of treed

pasture, 7.79± acres of low land and a 4.23± acre established yard site with a 1,463± sq. ft. bungalow(1968), detached garage, barn, cattle sheds, bunkhouse, storage sheds and fenced corrals suitable for livestock. Purchase both parcels and create an impressive, combined landholding of approximately 97.17± acres in this highly desirable location. The combination of bare land, lake setting, convenient access, proximity to Lacombe and Blackfalds and inclusion within the Highway 2A Urban Corridor Area Structure Plan makes this a unique Central Alberta land opportunity. Build for today, invest for tomorrow and enjoy the possibilities this beautiful property has to offer. The 77.18± acre parcel must sell prior to or in conjunction with the sale of this 19.99± acre parcel.