



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**38324 Range Road 244**  
**Rural Lacombe County, Alberta**

**MLS # A2337734**



**\$225,000**

|            |                                                         |
|------------|---------------------------------------------------------|
| Division:  | NONE                                                    |
| Lot Size:  | 2.64 Acres                                              |
| Lot Feat:  | -                                                       |
| By Town:   | Red Deer                                                |
| LLD:       | 17-38-24-W4                                             |
| Zoning:    | 1                                                       |
| Water:     | None                                                    |
| Sewer:     | Mound Septic, Septic Tank                               |
| Utilities: | Heating None, Electricity at Lot Line, Sewer, Water Not |

A Place to Build, Grow & Enjoy the Country Life. Imagine having the space and privacy of country living, with a beautiful 2.64-acre parcel ready for your future home. Located in Lacombe County just east of Joffre, this property offers a wonderful blend of open pasture, mature trees, and peaceful surroundings. A spacious 100' x 100' building site has been prepared, providing a cleared and level area to begin planning your future home. Even better, a brand-new septic tank and mound system is already in place, adding valuable convenience to the property. Whether you're ready to build now or looking for a property to hold for the future, there is plenty of flexibility here. Enjoy the freedom of having room for your family, pets, gardens, recreational space or simply the peace and privacy that comes with acreage living. If you've been waiting for your own piece of Alberta countryside, this could be the opportunity you've been looking for. Come take a look and start imagining what you could build here.