



GRASSROOTS
REALTY GROUP

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39126 Range Road 262
Rural Lacombe County, Alberta

MLS # A2348131



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,682 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	15.14 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	10-39-26-W4
Exterior:	Stucco	Zoning:	1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, Storage		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, CHICKEN COOP, PLAY STRUCTURE, WOOD STOVE, WOOD FIREPLACE (AS-IS)

1682 SQ. FT. BUNGALOW ~ LOCATED ON 15.5 ACRES ~ 56' X 35' QUONSET, 68' X 36' BARN AND A 26'6" X 18'8" DETACHED GARAGE ~ RENOVATED KITCHEN ~ Enjoy quiet country living with the convenience of town just minutes away ~ Set among mature trees, this property offers the peaceful, private feel you hope for in an acreage ~ Spacious foyer with ample closet space welcomes you ~ The updated kitchen offers an abundance of cabinet space including a full height built-in pantry and large storage drawers, ample stone counter space, full tile backsplash, large windows above an under mount sink and upgraded stainless steel appliances ~ The dining room is a generous size and offers garden door access to the partially covered deck ~ A bright and inviting living room offers plenty of space to relax and entertain, with high ceilings, abundant windows and distinctive wood-plank walls. The adjoining office/flex area adds valuable versatility and includes a garden door to the deck ~ The primary bedroom can easily accommodate a king-size bed, offers tons of closet space with built in storage and a convenient ensuite ~ Additional main floor bedroom is also a generous size and located across from the 4 piece main bathroom ~ The expansive 1,482 sq. ft. basement already includes two bedrooms and offers an exceptional amount of additional space for future development, giving you plenty of flexibility to create the spaces your family needs ~ The spacious, tree-filled yard offers the kind of setting that makes acreage living so appealing, with mature trees, open lawn and room to enjoy the outdoors ~ A 56' x 35' Quonset, 68' x 36' barn and 26'6" x 18'8" detached garage provide exceptional storage and workspace, while the chicken coop and playground add to the property's family-friendly appeal.

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