\$995,000 - 39316 Range Road 273, Rural Lacombe County

MLS® #A2184108

\$995,000

5 Bedroom, 2.00 Bathroom, 2,287 sqft Residential on 11.80 Acres

NONE, Rural Lacombe County, Alberta

Rare opportunity to own 11.8 acre acreage with a stack log home on the edge of Blackfalds. Run a business, build a large shop or pasture livestock. possible gravel resources on the property in a plan that allows for gravel extraction. Setters & Sons Construction is currently hauling gravel from adjacent pit. This property is neighbouring Industrial use buildings & industrial sites including Sterling Crane, Central City Asphalt, & other companies. There is a custom stucco home & farm site tucked into the East corner of this property. The house needs some repairs. The buildings are good. There is a 40 X 60 Building, under floor heating and was designed, built, & was used as a professional dog Kennel (K-9 Acres) There is also a good barn & a 3 car garage. Garage & barn have metal roofs, Kennel has 5 year old shingles. The property is ideal for an animal training & boarding facility, or most other home occupations you would like to operate. Large pieces of land with house & buildings this close to town at this price are extremely hard to come by. The property has 3 legal access points. Land is serviced with power, natural gas, a good well, sewer is open air discharge into the pasture and trees. All buildings are serviced with power. 5 Bedrooms 2 bathrooms. Master bedroom has a walk in closet & an ensuite bathroom. Main bathroom has a roughed in sauna. Living room has a







floor to ceiling rock feature and a gas fire place insert 10 years ago.

Built in 1988

Essential Information

MLS® # A2184108 Price \$995,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2

Square Footage 2,287 Acres 11.80 Year Built 1988

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 39316 Range Road 273

Subdivision NONE

City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T0M 0J0

Amenities

Utilities Natural Gas Paid, Electricity Paid For

Parking Spaces 3

Parking Additional Parking, Double Garage Detached, Driveway, Gated, Gravel

Driveway, RV Access/Parking

of Garages 3

Interior

Interior Features Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central

Vacuum, High Ceilings, Open Floorplan, Wood Windows

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings,

Satellite TV Dish

Heating Boiler, In Floor, Fireplace(s), Natural Gas, Wood Stove, Zoned

Cooling None Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Blower Fan, Den, Gas, Wood Burning, Metal, Zero Clearance

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Private Yard, Rain Gutters, Kennel

Lot Description Back Yard, Dog Run Fenced In, Irregular Lot, Many Trees, Meadow,

Pasture, Private, Rectangular Lot, Secluded, Triangular Lot

Roof Clay Tile

Construction Log, Stucco

Foundation Wood

Additional Information

Date Listed December 19th, 2024

Days on Market 134 Zoning Ag

Listing Details

Listing Office Century 21 Bravo Realty

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