

# \$469,000 - 40503 Range Road 270, Rural Lacombe County

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MLS® #A2197878

**\$469,000**

4 Bedroom, 2.00 Bathroom, 1,628 sqft  
Residential on 0.56 Acres

NONE, Rural Lacombe County, Alberta

Country living on the City limit border - here is a nice 1/2 acre parcel with spacious bungalow and detached garage that is awaiting its new family nestled at the north end of the City of Lacombe's border. The home has had upgrades in recent years including siding and roof in 2016, windows along with kitchen cabinets. This home has all the amenities on the main floor with utility/room in the crawl space. This property has its own well and septic tank/field - Lacombe County taxes are \$1837 per year! You get the best of both worlds - affordable County taxes on the City of Lacombe border - close to Burman University and a short walk to Lacombe's walking trails which leads you to the public schools and Cranna Lake! Double detached garage, asphalt driveway - room for a garden - quick possession available!

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197878  |
| Price          | \$469,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,628     |



|            |             |
|------------|-------------|
| Acres      | 0.56        |
| Year Built | 1960        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40503 Range Road 270 |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4L 2N1              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 6                                                     |
| Parking        | Double Garage Detached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters                                            |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Wood Stove                          |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Wood Burning Stove                                           |
| Has Basement      | Yes                                                          |
| Basement          | Crawl Space, None                                            |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Yard, Garden, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding                                        |
| Foundation        | Other                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 111             |
| Zoning         | H               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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