

\$725,000 - 40423 Range Road 275, Rural Lacombe County

MLS® #A2236457

\$725,000

6 Bedroom, 2.00 Bathroom, 1,485 sqft
Residential on 6.00 Acres

NONE, Rural Lacombe County, Alberta

YOUR OWN PRIVATE OASIS IN THE COUNTRY on PAVEMENT! Welcome to this cozy family home - perfect for a huge family or maybe for Grandma and Grandpa (Oma and Opa) with plenty of bedrooms down for those kids/grandkids! Enjoy your coffee or wine on the back, covered porch (swing included) or go for a walk on the trail system throughout the 6 acres. This home has much to offer along with a beautiful water feature out your back door - feels like a vacation all the time! Inside you will find a bright, roomy, open plan along with convenient laundry (sink included), big, open dining and living room off the kitchen, a main large primary room, cozy office spot and a massive family room in the back! Bedrooms, this has bedrooms - 5 nice size bedrooms down (kids, guests, grandkids? - your pick) There is infloor heat, 3 pce bathroom, workshop and lots of storage!! This acreage includes a double, heated detached garage with 220V, quonset and playhouse/shed. End the day on the front deck and watch that sunset! This has been home for many years to the original family and is awaiting a new one! Minutes from Lacombe on Highway 12 west.



Essential Information

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|--------|-----------|
| MLS® # | A2236457 |
| Price | \$725,000 |

| | |
|----------------|----------------------------------|
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,485 |
| Acres | 6.00 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 40423 Range Road 275 |
| Subdivision | NONE |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0C 1S0 |

Amenities

| | |
|--------------|--|
| Parking | Double Garage Detached, Garage Door Opener, Heated Garage, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer/Dryer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Rectangular Lot, Treed, Wooded |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 2 |
| Zoning | Agricultural 'A' District |

Listing Details

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

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