

# \$349,900 - 39511 Range Road 40 Range, Rural Lacombe County

MLS® #A2245473

**\$349,900**

1 Bedroom, 1.00 Bathroom, 1,236 sqft  
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

This charming 4-acre property is brimming with potential and ready for someone with vision to make it their own. Many major upgrades have already been completed, including a newer high-efficiency furnace, a new hot water heater, a professionally WETT-inspected chimney for the woodstove, and a durable newer metal roof. About half of the windows have been replaced, and the remaining ones are on-site, ready for installation.

Located just northwest of Eckville, this acreage offers the tranquility of country living with plenty of space to design your dream homestead. A Texas gate at the end of the property adds a functional touch, making this an ideal start for a hobby farm, private retreat, or future family acreage—all in the heart of Central Alberta.

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245473    |
| Price          | \$349,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,236       |
| Acres          | 4.00        |
| Type           | Residential |



|          |                                           |
|----------|-------------------------------------------|
| Sub-Type | Detached                                  |
| Style    | 1 and Half Storey, Acreage with Residence |
| Status   | Active                                    |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 39511 Range Road 40 Range |
| Subdivision | NONE                      |
| City        | Rural Lacombe County      |
| County      | Lacombe County            |
| Province    | Alberta                   |
| Postal Code | T0M 0X0                   |

### Amenities

|           |                       |
|-----------|-----------------------|
| Utilities | Electricity Connected |
| Parking   | Off Street            |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Breakfast Bar                                              |
| Appliances        | Dishwasher, Electric Range, Stove(s), Washer/Dryer Stacked |
| Heating           | Forced Air, Propane, Wood Stove                            |
| Cooling           | None                                                       |
| Fireplace         | Yes                                                        |
| # of Fireplaces   | 1                                                          |
| Fireplaces        | Wood Burning Stove                                         |
| Has Basement      | Yes                                                        |
| Basement          | None, Unfinished                                           |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Front Yard              |
| Roof              | Metal                   |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Other                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 17               |
| Zoning         | CR               |

### Listing Details

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