

\$610,000 - 40410 Range Rd 34, Rural Lacombe County

MLS® #A2255458

\$610,000

3 Bedroom, 3.00 Bathroom, 1,553 sqft
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

Welcome home to this beautiful, private, 4 acre parcel with a bright spacious home and large 40'x50' heated shop! This is a fantastic acreage with tons to offer, is located right off of highway 12 in a lovely, mature setting, with opportunity for a large garden, outdoor space of all kinds, a waterer for few animals, and tons of room for toys, Rvs and extra parking. This spacious home has a large kitchen with custom cabinetry, a nice open floorplan with tons of natural lighting and a beautiful gas fireplace and features a lovely sunroom facing your backyard. Downstairs you will find two nice sized bedrooms and a bathroom, laundry room, large open recreational room with woodstove, storage, cold room and access to your double attached heated garage for extra convenience. There have been many upgrades to the home, including windows, furnace, metal roof and vinyl siding. This is a beautiful property in a private rural setting and would make a fantastic family home! An acreage definitely worth the view.

Built in 1981

Essential Information

MLS® #	A2255458
Price	\$610,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,553
Acres	4.00
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	40410 Range Rd 34
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M0X0

Amenities

Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Jetted Tub, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Yard, Storage
Lot Description	Back Yard, Many Trees
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	33
Zoning	AG

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.