

# \$770,000 - 40302 Range Road 245, Rural Lacombe County

---

MLS® #A2223153

**\$770,000**

3 Bedroom, 3.00 Bathroom, 1,840 sqft  
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

WELCOME TO ALBERTA! And what a chunk it is! The quintessential western acreage offering everything you need to pursue country endeavours. Beautifully kept 3 bed, 2 and a half bath, 2005 home with too many upgrades to list, an addition that is only a few years old and an iconic covered front porch taking in a gorgeous yard. Spectacular 40X44' Shop offers complete interior finishing with a mezzanine, office space, full bathroom a temp/humidity controlled room for growing exotic plants and vegetables and a living space up in the mezzanine. 220 wiring to handle larger tools and welders. Picture perfect slab sided barn with built-in metal tack room, maternity pens/stalls and a fully optimized run of corrals and paddocks, wind fenced + water bowl. A small sand arena and dog run/kennel just south of the barn and a chicken palace complete the livestock accommodations. Evergreen shelter belt coming into its prime shrouds in a fenced garden, a Cadillac playground for the kids, and fire pit area. One of the coolest features of all time is where you can ditch your boots to put your toes in the sand around the cantina and play some horseshoes, have a couple beverages and enjoy company. Take in the rolling countryside of Lacombe County from the timber frame swing out back before relaxing in the hot tub to finish off the day. The well is a producer and has a plastic casing



which has been shown to have enormous lifespans. At one time It supplied over 40 pairs of cows, the horses and the home and shop without issue. The power service runs underground to ensure there would be clearance for large equipment without overhead line hazard and the 4 acre yard is far enough off the road that it doesn't experience dust from it. A brand new septic system services the house, and the home's roof is just a few years old, in other words; no worries!

Built in 2005

### **Essential Information**

MLS® #	A2223153
Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,840
Acres	4.00
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	40302 Range Road 245
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0Y0

### **Amenities**

Parking	220 Volt Wiring, Additional Parking, Driveway, Gravel Driveway, Guest, Oversized, Quad or More Detached
---------	---

## Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Awning(s), Dog Run, Fire Pit, Garden, Kennel, Playground, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Farm, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pasture
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	May 21st, 2025
Days on Market	39
Zoning	Ag.

## Listing Details

Listing Office	Alberta Realty Inc.
----------------	---------------------

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.