

# **\$575,000 - 40411 Range Road 245.5, Rural Lacombe County**

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MLS® #A2197511

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,305 sqft  
Residential on 6.43 Acres

NONE, Rural Lacombe County, Alberta

**\*\*\*EASY TO SHOW - Stunning Affordable Country Living!** Discover the perfect blend of tranquility and convenience with this 6.43- +/- acre property, offering breathtaking views just steps away from the Village of Clive and only 15 minutes east of Lacombe. This immaculately maintained bungalow is move-in ready and ideal for your growing family. The home features 4 spacious bedrooms and 3 bathrooms, including a convenient 2-piece ensuite. The bright and airy kitchen and dining area are perfect for family meals, with doors leading to the back deck for easy outdoor access. The inviting living room boasts a cozy brick-faced wood-burning fireplace with glass doors, perfect for warming up on cool spring nights. The basement is partially finished, with a bedroom and a brand-new 3-piece bathroom. It offers plenty of storage space, with the rest of the basement ready for your personal touch. Plus, the home is equipped with a reverse osmosis / water softener system. If you're looking for space for your animals or to expand your flock, this agricultural-zoned property is a dream. With outbuildings, corrals, and updated fencing already in place, it's perfect for farming or hobbyist endeavors. Enjoy the beauty of raspberry bushes, a massive garden, and lush landscaping. Relax in the gazebo or on the back deck while taking in the spectacular views. Exterior renovations of the siding, eve



troughs, roof shingles, garage door, outside house doors, wood railing around the house have been done over the years. The most recent updates include: new septic system, 3 pc basement bathroom, fencing & stock waterer. This property is in excellent condition and offers endless potential. Schedule a viewing today â€“ you wonâ€™t want to miss out on this gem!

Built in 1980

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2197511                         |
| Price          | \$575,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,305                            |
| Acres          | 6.43                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40411 Range Road 245.5 |
| Subdivision | NONE                   |
| City        | Rural Lacombe County   |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0C 0Y0                |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer, Water Softener                       |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Storage   |
| Lot Description   | Few Trees, Front Yard, Garden, Gazebo, Gentle Sloping, Landscaped, Private, Rectangular Lot, Farm, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle   |
| Construction      | Cement Fiber Board, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 38               |
| Zoning         | AG               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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