

\$1,097,500 - 40304 Range Road 3-2, Rural Lacombe County

MLS® #A2221827

\$1,097,500

2 Bedroom, 2.00 Bathroom, 2,210 sqft
Residential on 23.92 Acres

NONE, Rural Lacombe County, Alberta

A rare opportunity to own twenty four acres of 'Parkland' beauty and western character nestled in a pleasing mix of open meadows and naturally wooded areas, this exceptional property has been developed into a unique west country equestrian facility and a wonderful home. Easily accessible from Highways 12 and 766, this boarding, training and breeding facility has many small pastures and turn-out areas, all with, or access to natural shelter and shade. Two small natural ponds enhance the natural beauty of this gently sloping and almost hidden retreat. The impressive, custom-built, 2210 square foot log home faces south and west toward turn-out yards, and 2 barns, 24'x40' and 20'x26' with box stalls, foaling stall, and tie stalls, tack rooms and loft with cowboys lounge. The varnished to perfection log home has large areas of covered 'wrap-around' decks and balcony. The entries and porch lead to the open ranch style kitchen-dining areas. A large wood stove adds ambience to the entry to the large living room with cathedral ceiling, and the large master bedroom. An open stair-well leads to the upper balcony area with bedroom & bath area. One large bedroom could easily be converted to two, and an undeveloped upstairs area could be another bedroom. Other buildings include a pump-house, 32'x48' heated quonset shop, a 16'x32' garage and coffee room, and a sauna house. In addition



there are 4 large shelters and 2 smaller ones in various pastures. An RV parking area has room for four RVs with power, water and septic system for hook-ups ensure comfortable accommodations for guests. A large outdoor training arena also has access to wooded riding trails. The undeveloped full basement offers the opportunity for two more bedrooms. The yard is landscaped with rock gardens and a fish pond.

Built in 1999

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2221827 |
| Price | \$1,097,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,210 |
| Acres | 23.92 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 40304 Range Road 3-2 |
| Subdivision | NONE |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0M 0X0 |

Amenities

| | |
|--------------|-------------------------------------|
| Parking | Parking Pad, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked |
| Heating | Forced Air, Natural Gas, Wood Stove |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard, Storage, RV Hookup |
| Lot Description | Private |
| Roof | Metal |
| Construction | Concrete, See Remarks, Log |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 14th, 2025 |
| Days on Market | 16 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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