\$629,900 - 40316 3-1 Range Road, Rural Lacombe County

MLS® #A2194578

\$629,900

5 Bedroom, 3.00 Bathroom, 2,237 sqft Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

Only 1 kilometre off pavement, this stunning 4-acre property offers the perfect blend of modern updates and country charm. Located just west of the Bentley ski hill in the beautiful Sunset Hills, this home provides space, privacy, and easy access to outdoor recreation.

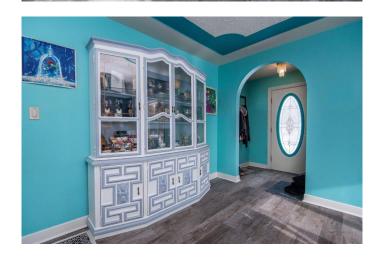
Extensively renovated in the last five years, the home features a new furnace, hot water heater, and all-new kitchen cabinets. With five bedrooms and three full baths, there's plenty of space for family and guests. The master suite, the only room on the second floor, offers a private retreat spanning nearly 500 sq. ft.

Outside, the property is well-equipped with a brand-new, fully finished, heated $28\hat{a}$ €TM x $30\hat{a}$ €TM double garage and a $36\hat{a}$ €TM x $56\hat{a}$ €TM cold storage building—ideal for RVs, equipment, or additional storage. The yard is beautifully maintained and surrounded by picturesque farmland, making it a true oasis in the summer months.

Originally built in the 1950s, with a major addition in 2007, this home combines character with modern comforts. Don't miss this incredible opportunity to enjoy







country living with all the conveniences you need!

Built in 1950

Essential Information

MLS® # A2194578 Price \$629,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 2,237 Acres 4.00 Year Built 1950

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 40316 3-1 Range Road

Subdivision NONE

City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T0M 0X0

Amenities

Parking Spaces 12

Parking Double Garage Detached, Driveway, Heated Garage, Parking Pad, RV

Access/Parking, Garage Door Opener, Garage Faces Front, Insulated,

Oversized, Parking Lot

of Garages 2

Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range

Hood, Refrigerator, Washer/Dryer, Double Oven

Heating Forced Air, Natural Gas, ENERGY STAR Qualified Equipment

Cooling None
Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Private Yard, Balcony

Lot Description Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Mixed

Foundation Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 90 Zoning AG

Listing Details

Listing Office RE/MAX real estate central alberta

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