

# **\$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 – you won’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	Open Floorplan, Vinyl Windows, Walk-In Closet(s), No Smoking Home, Storage
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 Yard, Storage, Private Entrance
Lot Description	Landscaped, Farm, Fruit Trees/Shrub(s), Few Trees, Front Yard, Garden, Gazebo, Gentle Sloping, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	30
Zoning	AG

## Listing Details

Listing Office	2 Percent Realty Advantage
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