

\$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, Log, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	6
Zoning	AG

Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
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