# \$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.

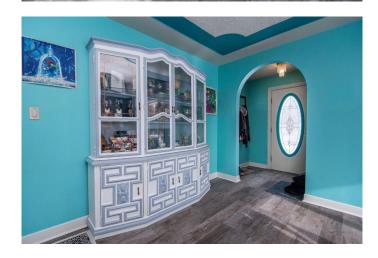
Extensively renovated in the last five years, the home features a new furnace, hot water heater, and all-new kitchen cabinets. With five bedrooms and three full baths, there's plenty of space for family and guests. The master suite, the only room on the second floor, offers a private retreat spanning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

Outside, the property is well-equipped with a brand-new, fully finished, heated  $28\hat{a}$ €<sup>TM</sup> x  $30\hat{a}$ €<sup>TM</sup> double garage and a  $36\hat{a}$ €<sup>TM</sup> x  $56\hat{a}$ €<sup>TM</sup> 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 Acreage with Residence, 1 and Half Storey

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, Parking Pad, RV Access/Parking,

Garage Door Opener, Garage Faces Front, Heated Garage, Insulated,

Oversized, Parking Lot

# of Garages 2

## Interior

Interior Features Ceiling Fan(s)

Appliances Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Washer/Dryer,

Double Oven, Garage Control(s), Microwave

Heating Forced Air, Natural Gas, ENERGY STAR Qualified Equipment

Cooling None

Has Basement Yes

Basement Partially Finished, Partial

#### **Exterior**

Exterior Features Private Yard, Balcony

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

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame, Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 14th, 2025

Days on Market 81

Zoning AG

# **Listing Details**

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.