

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

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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	5
Zoning	AG

## Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
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