

# **\$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 | 8              |
| Zoning         | AG             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Royal LePage Tamarack Trail Realty |
|----------------|------------------------------------|

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