

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

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MLS® #A2222037

**\$1,097,500**

2 Bedroom, 2.00 Bathroom,  
Agri-Business 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.

**Essential Information**

MLS® #	A2222037
Price	\$1,097,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Acres	23.92
Type	Agri-Business
Sub-Type	Agriculture
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

**Interior**

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked
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**Additional Information**

Date Listed	May 14th, 2025
Days on Market	4
Zoning	Ag

**Listing Details**

Listing Office

Royal LePage Tamarack Trail Realty

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