

\$995,000 - 39316 Range Road 273, Rural Lacombe County

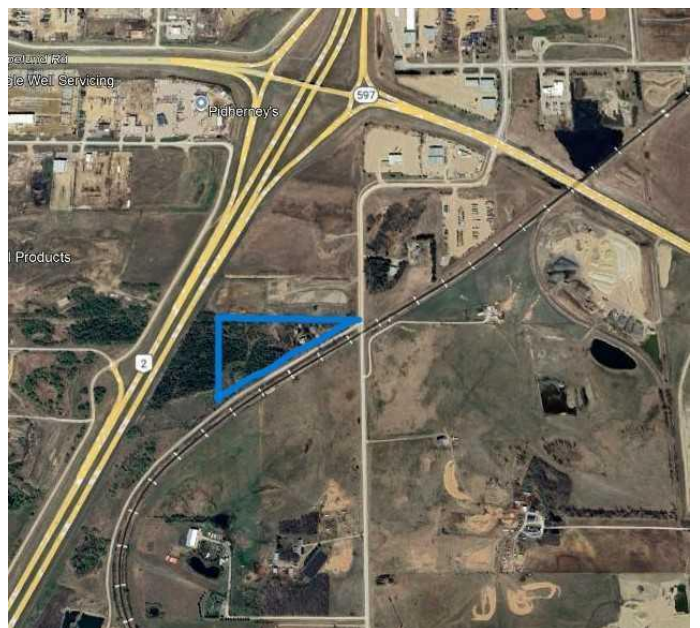
MLS® #A2184108

\$995,000

5 Bedroom, 2.00 Bathroom, 2,287 sqft
Residential on 11.80 Acres

NONE, Rural Lacombe County, Alberta

Rare opportunity to own 11.8 acre acreage with a stack log home on the edge of Blackfalds. Run a business, build a large shop or pasture livestock. possible gravel resources on the property in a plan that allows for gravel extraction. Setters & Sons Construction is currently hauling gravel from adjacent pit. This property is neighbouring Industrial use buildings & industrial sites including Sterling Crane, Central City Asphalt, & other companies. There is a custom stucco home & farm site tucked into the East corner of this property. The house needs some repairs. The buildings are good. There is a 40 X 60 Building, under floor heating and was designed, built, & was used as a professional dog Kennel (K-9 Acres) There is also a good barn & a 3 car garage. Garage & barn have metal roofs, Kennel has 5 year old shingles. The property is ideal for an animal training & boarding facility, or most other home occupations you would like to operate. Large pieces of land with house & buildings this close to town at this price are extremely hard to come by. The property has 3 legal access points. Land is serviced with power, natural gas, a good well, sewer is open air discharge into the pasture and trees. All buildings are serviced with power. 5 Bedrooms 2 bathrooms. Master bedroom has a walk in closet & an ensuite bathroom. Main bathroom has a roughed in sauna. Living room has a



floor to ceiling rock feature and a gas fire place
insert 10 years ago.

Built in 1988

Essential Information

| | |
|----------------|---|
| MLS® # | A2184108 |
| Price | \$995,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,287 |
| Acres | 11.80 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 39316 Range Road 273 |
| Subdivision | NONE |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0M 0J0 |

Amenities

| | |
|----------------|---|
| Utilities | Natural Gas Paid, Electricity Paid For |
| Parking Spaces | 3 |
| Parking | Additional Parking, Double Garage Detached, Driveway, Gated, Gravel Driveway, RV Access/Parking |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Wood Windows |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Satellite TV Dish |

| | |
|-----------------|---|
| Heating | Boiler, In Floor, Fireplace(s), Natural Gas, Wood Stove, Zoned |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Basement, Blower Fan, Den, Gas, Wood Burning, Metal, Zero Clearance |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters, Kennel |
| Lot Description | Back Yard, Dog Run Fenced In, Irregular Lot, Many Trees, Meadow, Pasture, Private, Rectangular Lot, Secluded, Triangular Lot |
| Roof | Clay Tile |
| Construction | Log, Stucco |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 19th, 2024 |
| Days on Market | 131 |
| Zoning | Ag |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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