

# \$949,900 - 40511 Range Road 273, Rural Lacombe County

MLS® #A2190131

**\$949,900**

4 Bedroom, 3.00 Bathroom, 1,705 sqft  
Residential on 2.42 Acres

NONE, Rural Lacombe County, Alberta

Welcome to this AMAZING 2.47 acre acreage MINUTES from Lacombe! This home is incredibly well built and insulated - footings to roof with ICF blocks, R60 rated insulation in the ceilings and R40 in the walls along with triple pane windows. This raised bungalow is open and bright with some sweet features! Your 3 pce bath on the huge entry level offers a heated floor, up the stairs to the main living area you will find a big open area with a beautiful kitchen/dining/living room - plenty of granite, gas cook top, wall oven and big windows - perfect kitchen for the chef in the family! Gas fireplace in your living room with more windows to appreciate the gorgeous view out the back. Retreat to the large master suite with a 5 pce ensuite and large walk-in closet along with your laundry! There is also another bedroom/den/office on the main. Down you will find a huge family room with a wet bar, 2 bedrooms, 4 pce bathroom, huge area for storage or get creative like the present owners. This acreage has the attached underfloor heated, double garage with 13 ft. ceilings and a drain, an additional heated 24x36 garage/workshop (with 220 v) 24x 40 pole shed, half is enclosed and back side is open for machinery storage etc. There is also a cozy cat/dog house, back shed and wonderful gazebo plus a couple other outdoor sitting areas! It's your own paradise away from the city but close enough to enjoy the city



amenities! Easy access to Highway 12 and QE11. West on Highway 12 - North on Range Road 27-3, mile and half on the east side.

Built in 2013

### **Essential Information**

MLS® #	A2190131
Price	\$949,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,705
Acres	2.42
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	40511 Range Road 273
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 1W7

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Storage
Lot Description	Garden, Landscaped, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	68
Zoning	Agricultural ~A~™ District

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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