

# \$725,000 - 40423 Range Road 275, Rural Lacombe County

---

MLS® #A2236457

**\$725,000**

6 Bedroom, 2.00 Bathroom, 1,485 sqft  
Residential on 6.00 Acres

NONE, Rural Lacombe County, Alberta

YOUR OWN PRIVATE OASIS IN THE COUNTRY on PAVEMENT! Welcome to this cozy family home - perfect for a huge family or maybe for Grandma and Grandpa (Oma and Opa) with plenty of bedrooms down for those kids/grandkids! Enjoy your coffee or wine on the back, covered porch (swing included) or go for a walk on the trail system throughout the 6 acres. This home has much to offer along with a beautiful water feature out your back door - feels like a vacation all the time! Inside you will find a bright, roomy, open plan along with convenient laundry (sink included), big, open dining and living room off the kitchen, a main large primary room, cozy office spot and a massive family room in the back! Bedrooms, this has bedrooms - 5 nice size bedrooms down (kids, guests, grandkids? - your pick) There is infloor heat, 3 pce bathroom, workshop and lots of storage!! This acreage includes a double, heated detached garage with 220V, quonset and playhouse/shed. End the day on the front deck and watch that sunset! This has been home for many years to the original family and is awaiting a new one! Minutes from Lacombe on Highway 12 west.



## Essential Information

MLS® #	A2236457
Price	\$725,000

Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,485
Acres	6.00
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	40423 Range Road 275
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 1S0

### **Amenities**

Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Freezer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Rectangular Lot, Treed, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Agricultural 'A' District

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.