

# **\$799,900 - 41202 Range Road 262, Rural Lacombe County**

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MLS® #A2236606

**\$799,900**

6 Bedroom, 4.00 Bathroom, 1,593 sqft  
Residential on 9.50 Acres

NONE, Rural Lacombe County, Alberta

PAVEMENT TO THE GATES! The best of both worlds! Country living for serenity and privacy and only 8km to all the amenities in the city of Lacombe, plus easy access to HWY QE11, Gull Lake and Joffre. This beautiful acreage features 9.5 acres of fenced land, paddock, chicken coops, and of course room for RVs, kidsâ€™™ play area and with the possibility of future subdivision of the land, this property is a true winner. This 1600 sq ft Walkout BUNGALOW offers plenty of space for large families boasting 6 beds and 3 baths and oversized garage for trucks and SUV. The open floor plan lends itself to family/friend gatherings for all important holidays, birthdays, and special events! There are 3 bedrooms on the main, plus the convenience of the main floor laundry. The massive kitchen boasts large island, plenty of cabinets/drawers/prep area, plus crown moldings, backsplash, and walk-in pantry. The Primary bedroom has a 3 pce ensuite, great closet area and will host all large pieces of furniture. The lower level is fully finished with 3 more large bedrooms, another bathroom, games room, rec room and theatre room. It has roughed in-floor heat plus garden door to a lower-level patio. The water well and new septic was installed in 2013.

Built in 2012

## **Essential Information**



MLS® #	A2236606
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,593
Acres	9.50
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	41202 Range Road 262
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N4

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks
Appliances	Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Landscaped, Level, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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