

\$895,000 - 40219 Range Road 222, Rural Lacombe County

MLS® #A2260746

\$895,000

3 Bedroom, 2.00 Bathroom, 1,160 sqft
Residential on 71.10 Acres

NONE, Rural Lacombe County, Alberta

WELCOME TO ALBERTA! Off the shores of Buffalo Lake comes the finest example of country living on this meticulously well kept 71+/- acre farm in gorgeous Lacombe County. With an abundance of infrastructure ideally suited for cattle and other livestock, the region is also well known for its grain production. The home rings in at 1417 square feet on the main floor, offers 3 bedrooms and two bathrooms, finished basement and the attached garage is purposed for gatherings outdoor run. The corrals come with fence line feeders at front and a healthy 60X24' shelter at the rear, automatic water bowls and squeeze chute. The barn is 40X25' and has stalling for calving, treating, etc. and feed storage in the loft. Next door a 10X12' tack shed and a 10X12' grain bin out behind. In the main pasture find a bedding spot with wind fence and calf shelter and a surface lease to the east paying roughly \$2800 annually. Hay field to the north. last but not least, a huntin' shack w/ lookout to make the most of some world class game. Right next door to 'The Narrows' provincial park, Buffalo Lake is the largest Alberta lake south of Edmonton and has great boating, fishing, swimming and beaches! Mirror is just five minutes away, Alix & Bashaw at 10 & 15 respectively, Stettler 25 minutes out and Lacombe just 30 to service all your needs. This is Alberta, Amen!



Built in 1987

Essential Information

MLS® #	A2260746
Price	\$895,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,160
Acres	71.10
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	40219 Range Road 222
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0B 3C0

Amenities

Parking	Double Garage Attached, Quad or More Detached, Triple Garage Detached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Jetted Tub, No Animal Home, No Smoking Home, Pantry
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Fire Pit, Other, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lake, Landscaped, Lawn, Native Plants, No Neighbours Behind, Pasture, Private, Secluded, Waterfront, Farm
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Roof	Asphalt Shingle
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Construction	Concrete, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 29th, 2025
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Days on Market	14
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Zoning	Ag.
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Listing Details

Listing Office	Alberta Realty Inc.
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