

\$597,000 - 39504 Highway 815, Rural Lacombe County

MLS® #A2182229

\$597,000

4 Bedroom, 2.00 Bathroom, 1,439 sqft
Residential on 9.72 Acres

NONE, Rural Lacombe County, Alberta

This 9.72-acre property offers beautiful open views and convenient access right off Highway 815, making it a great balance of country space and accessibility. Located just 15 minutes from Lacombe, 17 minutes from Blackfalds, and 25 minutes from Red Deer, it's also 10 minutes from NOVA Chemicals Joffree Plant and 15 minutes from the MEGlobal Prentiss Plant—a prime location for work and convenience.

A brand-new water well, estimated at 160 feet deep, is scheduled for completion in April 2024, offering peace of mind and reliable water supply for years to come.

The 1,438 sq. ft. home features fresh paint on the main level and a bright, open-concept layout. The large kitchen flows into a dedicated dining area, a cozy family room, and a spacious living room with plenty of natural light. Two bedrooms, including the primary bedroom, and a 4-piece bathroom complete the main floor.

Downstairs, the lower level offers two additional bedrooms, a 3-piece bathroom, a rec room, an office space, and ample storage. Recent updates add to the home's value, including new shingles (2023) and laminate flooring (2024) in the dining and living rooms. The kitchen was upgraded with a new range and microwave (2023).

For those needing workspace or storage, the property features a 24x30 heated, two-car detached garage with insulated garage doors (2020), plus a 32x32 cold storage shop with



potential for a future workshop.

The yard includes a mix of mature and newly planted trees, offering a growing natural buffer.

The covered deck provides a great outdoor space while offering protection from the elements.

With fantastic views, easy highway access, and plenty of space, this property offers versatility and convenience just minutes from town and key industrial sites.

Built in 1950

Essential Information

MLS® #	A2182229
Price	\$597,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,439
Acres	9.72
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	39504 Highway 815
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard, Fruit Trees/Shrub(s), Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	March 4th, 2025
Days on Market	36
Zoning	AG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.