

# \$629,900 - 40316 3-1 Range Road, Rural Lacombe County

MLS® #A2194578

**\$629,900**

5 Bedroom, 3.00 Bathroom, 2,237 sqft  
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

Only 1 kilometre off pavement, this stunning 4-acre property offers the perfect blend of modern updates and country charm. Located just west of the Bentley ski hill in the beautiful Sunset Hills, this home provides space, privacy, and easy access to outdoor recreation.

Extensively renovated in the last five years, the home features a new furnace, hot water heater, and all-new kitchen cabinets. With five bedrooms and three full baths, there's plenty of space for family and guests. The master suite, the only room on the second floor, offers a private retreat spanning nearly 500 sq. ft.

Outside, the property is well-equipped with a brand-new, fully finished, heated 28' x 30' double garage and a 36' x 56' cold storage building—ideal for RVs, equipment, or additional storage. The yard is beautifully maintained and surrounded by picturesque farmland, making it a true oasis in the summer months.

Originally built in the 1950s, with a major addition in 2007, this home combines character with modern comforts. Don't miss this incredible opportunity to enjoy



country living with all the conveniences you need!

Built in 1950

### **Essential Information**

MLS® #	A2194578
Price	\$629,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,237
Acres	4.00
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	40316 3-1 Range Road
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

### **Amenities**

Parking Spaces	12
Parking	Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Lot
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Double Oven, Electric Cooktop
Heating	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Partially Finished, Partial

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	49
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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