

\$490,000 - 40513 Range Road 231, Rural Lacombe County

MLS® #A2244854

\$490,000

6 Bedroom, 2.00 Bathroom, 1,711 sqft
Single Family on 5.45 Acres

N/A, Rural Lacombe County, Alberta

Bring the horses!! Located just 6 minutes to Alix on pavement! This Character home was brought in and placed on a newer poured concrete foundation in 1977. The plumbing and electrical has been updated over the years. This 5.45 Acre FENCED property features a detached 30'x60' shop, PLUS a 40'x90' HEATED BARN / (currently used as a RIDING ARENA) with storage, and an auto waterer in the North large pasture. The barn/arena previously had water to it, so may still have the ability to have that now. Just inside the door of the home is the mudroom and a heated tack room to store saddles etc. Inside you'll notice the character and charm of this beautiful two story with tons of space and windows throughout. A bedroom/office is located right off of the kitchen which would work nicely as a walk in pantry! There is a full bathroom on this level, functional kitchen with large dining space and living room. Upstairs has 4 bedrooms including the large primary that provides its own ensuite. Downstairs has been partially developed, currently 2 rooms, 1 bedroom and the other considered a den as the deck covers the window (no egress). Other updates to note is the NEW SIDING July 2025, new outdoor riding pen, some new windows, newer roof, & new Culligan water UV filtration system. This land is FULLY FENCED so the livestock can roam safely. There is also a heated shed with outdoor space attached for



chickens, bunnies etc. Acreages this close to town haven't come up much in the last several years, your right in between Alix, Mirror and Tees! A perfect spot for some country living!
(id:6289)

Built in 1920

Essential Information

Listing #	A2244854
Price	\$490,000
Bedrooms	6
Bathrooms	2.00
Square Footage	1,711
Acres	5.45
Year Built	1920
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40513 Range Road 231
Subdivision	N/A
City	Rural Lacombe County
Province	Alberta
Postal Code	T0C2N0

Amenities

Features	Treed, Other, No Smoking Home
Parking Spaces	30
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water purifier, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Concrete
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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