

40025 Range Road 222  
Rural Lacombe County, Alberta

MLS # A2280903



**\$550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,133 sq.ft.	<b>Age:</b>	1944 (82 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-40-22-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Low Flow Plumbing Fixtures, Wood Counters		

**Inclusions:** Call Seller Directly

Click brochure link for more details. Country Charm Meets Practical Acreage Living. Welcome to your own slice of rural paradise on this beautifully set 4-acre property just one mile from pavement&mdash;offering the perfect balance of peaceful country living with easy access year-round. At the heart of the property sits a charming 3-bedroom, 2-bath character farmhouse, full of warmth and personality. Recent upgrades add modern comfort while preserving its rustic appeal, including a new roof, a newly renovated kitchen, and a fully finished basement that provides extra living, recreation, or workspace. Outside, the property is thoughtfully laid out for hobby farmers, equestrians, or anyone needing space to work and play. You&rsquo;ll find a chicken coop ready for your flock, a heated shop with an attached riding arena&mdash;ideal for year-round projects or training&mdash;and a single-car garage for added storage and convenience. Whether you&rsquo;re dreaming of farm-style living, running a home-based business, or simply enjoying wide-open space, this acreage offers endless possibilities in a location that&rsquo;s both private and accessible.