

39228 Range Road 255
Rural Lacombe County, Alberta

MLS # A2285071



\$899,200

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,885 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, None		
Lot Size:	4.70 Acres		
Lot Feat:	Few Trees, Front Yard, Low Maintenance Landscape, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	18-39-25-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Skylight(s)		

Inclusions: (1) 2-Season Outdoor Gazebo and Furniture, (1) Wooden Outhouse, (3) Wooden Sheds.

Exceptional opportunity to own 4.7 + acres to start your county lifestyle. The parcel includes two shops, gated entrance and private setting. The home is a Triple M 2001 mobile home in incredible condition on a concrete foundation, offering nearly 1,885 sq ft, 3 bedrooms plus a den, 1 half bath, a 4-piece main bath, and a 3-piece ensuite. Bright bay windows, a skylight, and a wood-burning fireplace create warm, inviting living spaces, while outside features include a huge, welcoming deck, incredible landscaping, an ornamental fish pond, and a fully enclosed three-season gazebo. Infrastructure is outstanding with two shops. Shop #1 is a 40 x 14 ft lined and insulated shop with two 13.5 x 20 ft sliding doors, radiant heat, cement floor, floor drain, and fully insulated interior. Shop #2 is a 72 x 48.5 ft pole shed built in 2018 with a 14 x 20 ft overhead door, gravel floor, walk-in access, and eight windows providing natural light. The yard is reinforced for heavy oilfield traffic, offering durability and excellent access for large trucks and equipment, and additional buildings include three wooden sheds and an outhouse. Recent upgrades include the existing well being recased with new lining and a new pump in 2024, and a new septic tank and field installed in spring 2025. Located just 12 mile off pavement (Hwy 597), 1 mile from the Prentice plant, 3 miles from the NOVA Joffre plant, 13 miles from Lacombe, and 10 miles from Blackfalds.