

# \$995,000 - 39316 Range Road 273, Rural Lacombe County

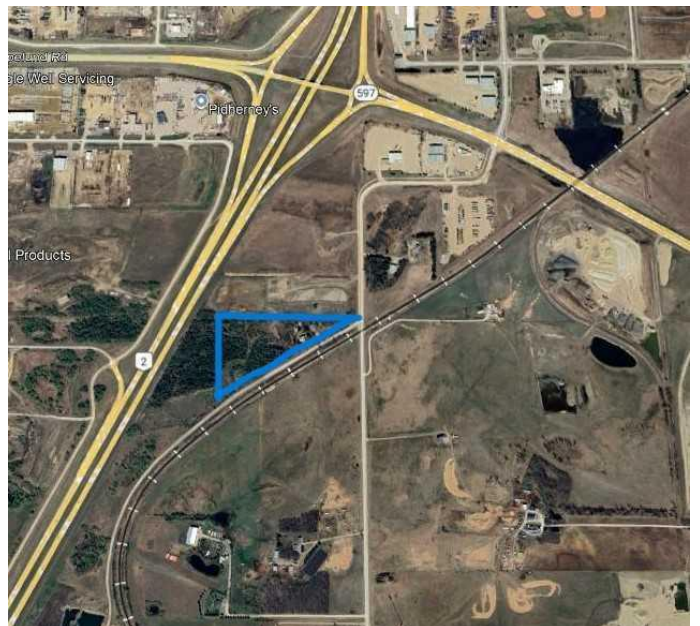
MLS® #A2184108

**\$995,000**

5 Bedroom, 2.00 Bathroom, 2,287 sqft  
Residential on 11.80 Acres

NONE, Rural Lacombe County, Alberta

Rare opportunity to own 11.8 acre acreage with a stack log home on the edge of Blackfalds. Run a business, build a large shop or pasture livestock. possible gravel resources on the property in a plan that allows for gravel extraction. Setters & Sons Construction is currently hauling gravel from adjacent pit. This property is neighbouring Industrial use buildings & industrial sites including Sterling Crane, Central City Asphalt, & other companies. There is a custom stucco home & farm site tucked into the East corner of this property. The house needs some repairs. The buildings are good. There is a 40 X 60 Building, under floor heating and was designed, built, & was used as a professional dog Kennel (K-9 Acres) There is also a good barn & a 3 car garage. Garage & barn have metal roofs, Kennel has 5 year old shingles. The property is ideal for an animal training & boarding facility, or most other home occupations you would like to operate. Large pieces of land with house & buildings this close to town at this price are extremely hard to come by. The property has 3 legal access points. Land is serviced with power, natural gas, a good well, sewer is open air discharge into the pasture and trees. All buildings are serviced with power. 5 Bedrooms 2 bathrooms. Master bedroom has a walk in closet & an ensuite bathroom. Main bathroom has a roughed in sauna. Living room has a



floor to ceiling rock feature and a gas fire place  
insert 10 years ago.

Built in 1988

### Essential Information

MLS® #	A2184108
Price	\$995,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,287
Acres	11.80
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	39316 Range Road 273
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Utilities	Natural Gas Paid, Electricity Paid For
Parking Spaces	3
Parking	Additional Parking, Double Garage Detached, Driveway, Gated, Gravel Driveway, RV Access/Parking
# of Garages	3

### Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Wood Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Satellite TV Dish

Heating	Boiler, In Floor, Fireplace(s), Natural Gas, Wood Stove, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Blower Fan, Den, Gas, Wood Burning, Metal, Zero Clearance
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Private Yard, Rain Gutters, Kennel
Lot Description	Back Yard, Dog Run Fenced In, Irregular Lot, Many Trees, Meadow, Pasture, Private, Rectangular Lot, Secluded, Triangular Lot
Roof	Clay Tile
Construction	Log, Stucco
Foundation	Wood

## Additional Information

Date Listed	December 19th, 2024
Days on Market	104
Zoning	Ag

## Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

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.