

# \$899,900 - 39403 Range Road 275, Rural Lacombe County

---

MLS® #A2199885

**\$899,900**

3 Bedroom, 4.00 Bathroom, 1,790 sqft  
Residential on 4.71 Acres

NONE, Rural Lacombe County, Alberta

Calling all car enthusiasts, mechanics & truckers! If you are tired of paying rent to accommodate your business/hobby this may be the property for you. Located on pavement just 2 minutes from Blackfalds & 10 from Red Deer or Lacombe itâ€™s the perfect location. This 4 level split property features a home with a huge country kitchen, bright sunroom & cozy sitting room on the main floor. Upstairs has a spacious primary bedroom with 3 pce ensuite & 2nd oversized bedroom. The 3rd level has another large bedroom & family room with wood stove the 4th level has a massive family room, hobby/craft room and 2 storage rooms. Outside on the almost 5 acres you will find a heated 24 x 36 garage, plus a heated 40 x 80 shop with 16â€™w x 12â€™h & 14â€™w x 18â€™h doors set up to work on cars with hoist & crane, attached workbenches included. Water is run to the shop. Own your own fruit forest & plant a garden big enough to feed your family & friends- poly b plumbing has been removed - so much to be discovered here.

Built in 1992

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2199885  |
| Price    | \$899,900 |
| Bedrooms | 3         |



|                |                                       |
|----------------|---------------------------------------|
| Bathrooms      | 4.00                                  |
| Full Baths     | 4                                     |
| Square Footage | 1,790                                 |
| Acres          | 4.71                                  |
| Year Built     | 1992                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 4 Level Split |
| Status         | Active                                |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 39403 Range Road 275 |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4M 0X2              |

### **Amenities**

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Double Garage Detached, See Remarks |
| # of Garages | 8                                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Boiler   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Living Room, Family Room, Wood Burning Stove  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Fruit Trees/Shrub(s), Garden, Treed |
| Roof              | Cedar Shake                         |
| Construction      | Vinyl Siding, Wood Frame, Mixed     |

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  March 7th, 2025

Days on Market            162

Zoning                        1

### **Listing Details**

Listing Office               Century 21 Advantage

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.