

# \$440,000 - 41004 Range Road 215, Rural Lacombe County

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MLS® #A2229991

**\$440,000**

4 Bedroom, 1.00 Bathroom, 2,335 sqft  
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

Welcome to your dream county home! This enchanting 2-story historical farmhouse offers the perfect blend of timeless charm and modern comfort, nestled on 4 acres. Located close to beautiful Buffalo Lake, renowned for its excellent fishing, this property is ideal for those seeking a serene countryside lifestyle with plenty of space to grow. This classic farmhouse boasts 4 generously sized bedrooms on the second floor and 1 full 4pc bathroom on the main floor, including a unique primary bedroom with its own private balcony—a perfect spot to enjoy your morning coffee or unwind with a good book. As you walk through you will discover some of the home's original wood trim and exquisite finishings that exude character and warmth. The open kitchen, dining, and living areas create a seamless flow, ideal for entertaining family and friends. Gather around the charming wood-burning fireplace, complete with a Magic Heat Reclaimer, ensuring you stay warm and cozy during those chilly evenings. The property features an array of outbuildings including a triple car garage with 240v power, a single car garage, a large machinery shed, and a barn. Whether you're a hobbyist, gardener, or simply need extra storage, these versatile spaces will meet your needs. This remarkable property is a rare find, offering a unique combination of historical charm and expansive outdoor space.



Donâ€™t miss the chance to make this farmhouse your own haven in the countryside. The septic field was completed in 2009 and a new well in 2010.

Built in 1940

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229991                         |
| Price          | \$440,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 2,335                            |
| Acres          | 4.00                             |
| Year Built     | 1940                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 41004 Range Road 215 |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0B 0H0              |

**Amenities**

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Single Garage Detached, Triple Garage Detached |
| # of Garages | 10                                             |

**Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Laminate Counters, Natural Woodwork, Recessed Lighting, Storage |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings                                |
| Heating           | Fireplace(s), Floor Furnace, Forced Air, Natural Gas, Gravity                                      |
| Cooling           | None                                                                                               |

|                 |                           |
|-----------------|---------------------------|
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, See Remarks, |
| Has Basement    | Yes                       |
| Basement        | Partial, Unfinished       |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                  |
| Lot Description   | Brush, Fruit Trees/Shrub(s), Private, Treed            |
| Roof              | Metal                                                  |
| Construction      | Concrete, Mixed, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                                        |



### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 97              |
| Zoning         | AG              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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