

# \$895,000 - 40219 Range Road 222, Rural Lacombe County

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MLS® #A2260746

**\$895,000**

3 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 71.10 Acres

NONE, Rural Lacombe County, Alberta

WELCOME TO ALBERTA! Off the shores of Buffalo Lake comes the finest example of country living on this meticulously well kept 71+/- acre farm in gorgeous Lacombe County. With an abundance of infrastructure ideally suited for cattle and other livestock, the region is also well known for its grain production. The home rings in at 1417 square feet on the main floor, offers 3 bedrooms and two bathrooms, finished basement and the attached garage is purposed for gatherings outdoor run. The corrals come with fence line feeders at front and a healthy 60X24' shelter at the rear, automatic water bowls and squeeze chute. The barn is 40X25' and has stalling for calving, treating, etc. and feed storage in the loft. Next door a 10X12' tack shed and a 10X12' grain bin out behind. In the main pasture find a bedding spot with wind fence and calf shelter and a surface lease to the east paying roughly \$2800 annually. Hay field to the north. last but not least, a huntin' shack w/ lookout to make the most of some world class game. Right next door to 'The Narrows' provincial park, Buffalo Lake is the largest Alberta lake south of Edmonton and has great boating, fishing, swimming and beaches! Mirror is just five minutes away, Alix & Bashaw at 10 & 15 respectively, Stettler 25 minutes out and Lacombe just 30 to service all your needs. This is Alberta, Amen!



Built in 1987

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2260746                         |
| Price          | \$895,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,160                            |
| Acres          | 71.10                            |
| Year Built     | 1987                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40219 Range Road 222 |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0B 3C0              |

## Amenities

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| Parking       | Double Garage Attached, Quad or More Detached, Triple Garage Detached |
| # of Garages  | 2                                                                     |
| Is Waterfront | Yes                                                                   |

## Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | Jetted Tub, No Animal Home, No Smoking Home, Pantry |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer          |
| Heating           | Forced Air                                          |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Wood Burning Stove                                  |
| Has Basement      | Yes                                                 |

|          |      |
|----------|------|
| Basement | Full |
|----------|------|

## Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard, Storage, Fire Pit                                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Private, Secluded, Farm, Lake, Native Plants, Pasture, Waterfront |
| Roof              | Asphalt Shingle                                                                                                                                                          |
| Construction      | Concrete, Wood Frame                                                                                                                                                     |
| Foundation        | Poured Concrete, Wood                                                                                                                                                    |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 40                   |
| Zoning         | Ag.                  |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

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