

\$895,000 - 39316 Range Road 273, Rural Lacombe County

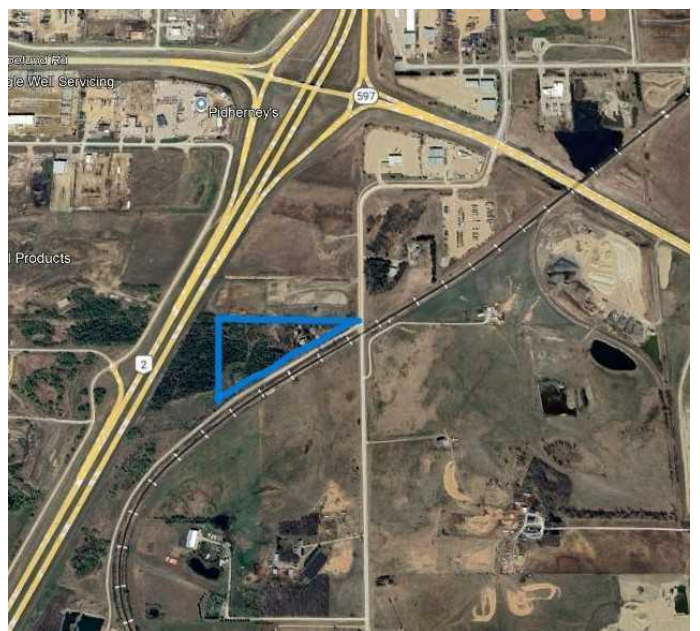
MLS® #A2184108

\$895,000

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. Please note: This listing is being administered for online auction by VPIAuctions. Sale terms "Sold as Is Where Is"; "All Sales Are Final"; 10% non-refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts June 2, 9:00 AM ends approx. June 5 , 1:00 PM See listing brokerage for details.

Built in 1988

Essential Information

MLS® #	A2184108
Price	\$895,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,287
Acres	11.80
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
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	Electricity Paid For, Natural Gas Paid
Parking Spaces	3
Parking	Additional Parking, Double Garage Detached, Driveway, Gated, Gravel Driveway, RV Access/Parking

of Garages 3

Interior

Interior Features High Ceilings, Open Floorplan, Hardwood Floors, Crown Molding, Ceiling Fan(s), Ceramic Tiles

Appliances Dishwasher, Refrigerator, Stove, Microwave, Freezer, Range Hood, Window Coverings

Heating Fireplace(s), Natural Gas, Baseboard

Cooling None

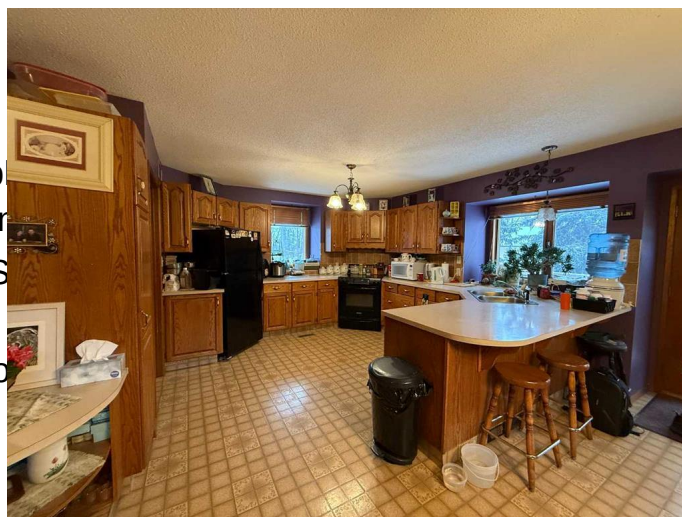
Fireplace Yes

of Fireplaces 2

Fireplaces Blower Fan, Gas, Basement, Den, Metal, Wood Burning, Zero Clearance

Has Basement Yes

Basement Partially Finished, Partial



Exterior

Exterior Features Private Yard, Kennel, Rain Gutters

Lot Description Back Yard, Meadow, Pasture, Private, Rectangular Lot, Dog Run Fenced In, Irregular Lot, Many Trees, Secluded, Triangular Lot

Roof Clay Tile

Construction Log, Stucco

Foundation Wood

Additional Information

Date Listed December 19th, 2024

Days on Market 146

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.