

# \$695,000 - 40017 Range Road 224.5, Rural Lacombe County

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MLS® #A2222318

**\$695,000**

4 Bedroom, 2.00 Bathroom, 1,532 sqft  
Residential on 9.98 Acres

N/A, Rural Lacombe County, Alberta

Visit REALTOR® website for additional information. Welcome to your perfect mix of work & lifestyle on this rare 9.98 acre parcel just minutes from Alix, AB. Set in a private, peaceful spot, it features a massive 40'x40' shop with 14' doors, 220V power, air compressor, bath, laundry, and flexible lighting zones—ideal for mechanics, trades, or toy storage. AG zoning gives you freedom to grow, run a home-based business, or simply enjoy the space. The fully updated 4-bed, 2-bath home adds comfort and charm, with newer drywall, flooring, lighting, appliances, and more. A 12'x22' addition adds a front office or 4th bedroom and a large mudroom with 3 closets. Outside, enjoy over 400 sq ft of wraparound deck space, fenced pasture, mature trees, outbuildings, central A/C, and on-demand hot water. Fully fenced with new gates. Just 7 min to Alix, 25 to Stettler, 30 to Lacombe!

Built in 1976

## Essential Information

MLS® #	A2222318
Price	\$695,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,532
Acres	9.98
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### Community Information

Address	40017 Range Road 224.5
Subdivision	N/A
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0B 3C0

### Amenities

Parking	Heated Garage, Quad or More Detached
# of Garages	12

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding, Wood Siding
Foundation	Piling(s)

### Additional Information

Date Listed	May 20th, 2025
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Days on Market	56
Zoning	AG

## **Listing Details**

Listing Office	PG Direct Realty Ltd.
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