

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

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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            147

Zoning                        1

### **Listing Details**

Listing Office               Century 21 Advantage

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