

# \$1,181,000 - 40207 Range Road 270, Rural Lacombe County

---

MLS® #A2249076

**\$1,181,000**

4 Bedroom, 2.00 Bathroom, 1,423 sqft  
Agri-Business on 76.79 Acres

NONE, Rural Lacombe County, Alberta

Opportunities like this don't come around often - 76.79 +/- acres of prime land located only 1.25 miles south of Lacombe, with easy access to Blackfalds (5 miles) and Red Deer (10 miles), and just ¾ of a mile of gravel road to reach the property.

Currently leased and farmed through Western Crop Innovation until the end of 2026, but the lease may be terminated at the end of 2025 or transferred to the Buyer. The land offers incredible flexibility: extend the existing lease, farm it yourself, or lease it out to another party for income potential. Current lease income is \$10,500 annually.

The property features beautiful mature spruce trees and a stunning potential building site, perfect for your dream home. Enjoy the peace and privacy of country living while staying just minutes from town amenities.

The 1423 sq ft of existing house is a true handyman special. Built in 1967 with 4 bedrooms and 2 baths is perfect for someone looking to renovate or simply live in while you plan and build. A detached garage and multiple outbuildings provide valuable storage and utility space. Whether you're looking for a rural homestead, an investment property, or the perfect site for a brand-new build, this acreage delivers unmatched potential in an unbeatable location.



Built in 1967

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2249076      |
| Price          | \$1,181,000   |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,423         |
| Acres          | 76.79         |
| Year Built     | 1967          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40207 Range Road 270 |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0C 1S0              |

## Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Water Connected |
| Parking Spaces | 3                                                             |
| Parking        | Triple Garage Detached                                        |
| # of Garages   | 3                                                             |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum                   |
| Appliances        | Dishwasher, Washer/Dryer Stacked, Water Softener |
| Heating           | Natural Gas                                      |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Front Yard, Farm, No Neighbours Behind, Near Shopping Center |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 12                |
| Zoning         | AG                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.