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

MLS® #A2253130

$895,000
0 Bedroom, 0.00 Bathroom,
Agri-Business 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!

Essential Information

MLS® #	A2253130
Price	$895,000
Bathrooms	0.00
Acres	71.10
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

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

Interior

Appliances	Refrigerator, Stove(s), Washer/Dryer

Additional Information

Date Listed	September 21st, 2025
Days on Market	30
Zoning	Ag.

Listing Details

Listing Office	Alberta Realty Inc.

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