

40017 Range Road 224.5
Rural Lacombe County, Alberta

MLS # A2222318



\$695,000

Division:	Rural Lacombe County		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,532 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Quad or More Detached		
Lot Size:	9.98 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	None	LLD:	5-40-22-W4
Exterior:	Vinyl Siding, Wood Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: washer & dryer in shop, air compressor in the shop

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!