

# \$1,895,000 - 41313 Rr#31, Rural Lacombe County

MLS® #A2202673

**\$1,895,000**

4 Bedroom, 4.00 Bathroom, 1,728 sqft

Residential on 149.82 Acres

NONE, Rural Lacombe County, Alberta

Your Dream Property Awaits! Nestled at the end of a no-exit road, this beautiful 149+ acres is the ideal place to raise a family and entertain friends. Ideally located within easy commuting distance of larger centers like Red Deer, Sylvan Lake, and Rocky Mountain House, as well as smaller nearby communities, this property offers the perfect blend of convenience and seclusion. The fully finished walkout bungalow boasts over 3300 sq. ft. of living space with breathtaking views that you'll never tire of. Enjoy your morning coffee as you watch the sun rise over your own aerated trout pond, complete with a fountain and visiting wildlife. The perimeter of the yard area is lined with towering spruce trees and features trails for hiking, riding, snowshoeing, and more. A second fire pit/camping area offers endless opportunities for exploring nature right out your back door. The property also includes a cozy cabin, complete with a wood stove, perfect for kids' camping adventures in a safe environment. A 900 sq. ft. garage provides ample parking and additional storage, with a convenient side door entry into the house. Inside, the spacious kitchen offers plenty of cupboard and counter space, and a long breakfast bar perfect for visiting with the cook. The primary bedroom is a private retreat with its own sunroom and a newly tiled shower in the ensuite. The main level also includes a comfortable living room, a second bedroom, and a 4-piece bath. Downstairs, the walkout level features a large



recreational room with a wood stove and its own bar, additional storage, two large bedrooms, and another 4-piece bath, providing plenty of room for comfortable living. Outside, explore the fire pit area with its' fantastic view as well as a large greenhouse and garden areas. Did we mention the shop? The property also includes a 40'x64' shop with a concrete floor, 14' door, mezzanine, office, water, 3-piece bathroom, 220 wiring, workbench, and more. The attached lean-to provides additional under-cover parking and contains a huge, temperature-controlled cold room for everything you grow. Two automatic waterers and fenced pastures enhance the property's potential for self-sufficient living and it can provide you with additional income as well with the crop and pasture rental (\$15,000/2024) Range Road #31 is currently being widened as well! Properties like this one are rareâ€”don't miss your chance to own this incredible piece of paradise! GST is applicable

Built in 2011

**Essential Information**

MLS® #	A2202673
Price	\$1,895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,728
Acres	149.82
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	41313 Rr#31
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4M 0T6

### Amenities

Parking	Double Garage Attached, RV Access/Parking, Quad or More Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wet Bar
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Recreation Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Farm, Garden, Landscaped, Pasture, Private, Views
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	March 14th, 2025
Days on Market	49
Zoning	AG

### Listing Details

Listing Office	CIR Realty
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