

\$695,000 - 40017 Range Road 224.5, Rural Lacombe County

MLS® #A2222318

\$695,000

4 Bedroom, 2.00 Bathroom, 1,532 sqft
Residential on 9.98 Acres

N/A, Rural Lacombe County, Alberta

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!

Built in 1976

Essential Information

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|------------|-----------|
| MLS® # | A2222318 |
| Price | \$695,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |



| | |
|----------------|---|
| Square Footage | 1,532 |
| Acres | 9.98 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Double Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 40017 Range Road 224.5 |
| Subdivision | N/A |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0B 3C0 |

Amenities

| | |
|--------------|--------------------------------------|
| Parking | Heated Garage, Quad or More Detached |
| # of Garages | 12 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s), Laminate Counters, Natural Woodwork, Tankless Hot Water |
| Appliances | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplaces | None |
| Basement | None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind |
| Roof | Asphalt Shingle, Metal |
| Construction | Vinyl Siding, Wood Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 20th, 2025 |
|-------------|----------------|

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| Days on Market | 80 |
| Zoning | AG |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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