

\$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	11
Zoning	AG

Listing Details

Listing Office	RE/MAX real estate central alberta
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