

# \$799,900 - 40523 Range Road 14, Rural Lacombe County

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MLS® #A2261081

**\$799,900**

2 Bedroom, 2.00 Bathroom, 1,453 sqft  
Residential on 29.85 Acres

NONE, Rural Lacombe County, Alberta

Private 30-Acre Riverfront Paradise! Welcome to a truly special property â€” a rare opportunity to own 30 acres of natural beauty right along the riverâ€™s edge. This remarkable piece of land offers the perfect blend of open farmland, peaceful forest, and stunning water views â€” all tucked away behind a private gate that leads you into your very own hidden paradise. With approximately 17 acres of fertile, open field and 13 acres of mature forest, this land offers endless possibilities. Whether you dream of raising animals, growing your own crops, or creating a private hobby farm, this property provides the space, privacy, and natural resources to bring those dreams to life. The river views stretch beautifully across the property, offering a serene backdrop for morning walks, evening campfires, or simply enjoying the sights and sounds of nature. The property features an older walk-out cabin with an additional mobile home that was added later, both built in the late 1970s to mid-1980s era. While the structures require extensive work and updates, they provide a great starting point for someone with vision and creativity â€” whether you plan to renovate, rebuild, or design your dream home overlooking the river. The location, the land, and the potential make this a truly one-of-a-kind opportunity. The property also includes an older well and septic system, reflective of the original homestead setup. With



some modernization and care, this land can once again become a thriving country retreat or working farm. Imagine a place where your animals roam freely, your garden thrives in the sunshine, and your mornings begin with the sound of the river flowing by. Properties like this rarely come to market â€” a full 30 acres of usable land with a mix of farmland, forest, and riverfront is hard to find. Whether you are looking for a peaceful weekend getaway, a place to build your forever home, or a piece of land to pass down for generations, this property checks every box for beauty, privacy, and potential. Come see what makes this place so special. Once you drive through the gate and follow the winding path toward the river, youâ€™ll immediately feel the peace and magic of this private retreat. This is more than land - itâ€™s an opportunity to create the lifestyle youâ€™ve always dreamed of. Donâ€™t miss the chance to own your own piece of riverfront paradise - 30 acres of possibilities await! Note river is not on the property but on the border. Note: 60 x 14 mobile home is attached to the cabin and plumbed and heated all together, basement is only under the cabin. DO NOT DRIVE INSIDE PROPERTY WITHOUT APT. OR REALTOR.

Built in 1975

### **Essential Information**

MLS® #	A2261081
Price	\$799,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,453
Acres	29.85
Year Built	1975

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Cottage/Cabin
Status	Active

### Community Information

Address	40523 Range Road 14
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Amenities

Parking	None
Waterfront	River Access

### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Entrance, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Private, Treed, Views, Creek/River/Stream/Pond, See Remarks, Wooded
Roof	Metal, Other
Construction	Vinyl Siding, Wood Frame, Log, See Remarks, Wood Siding
Foundation	Wood, See Remarks

### Additional Information

Date Listed	October 7th, 2025
Zoning	1

# Listing Details

Listing Office                      RE/MAX real estate central alberta

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