

# **\$1,350,000 - 40303 Range Road 222, Rural Lacombe County**

MLS® #E4409024

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 3,422 sqft

Rural on 12.75 Acres

None, Rural Lacombe County, AB

Your own private paradise or the perfect getaway retreat, this exceptional acreage presents endless possibilities! A beautiful 12 acre nature lovers dream is located on Pelican Narrows at Buffalo Lake in the centre of bird watching heaven. Beautifully manicured grounds encourage outdoor living with a private pond, walking trails and decks for dining or soaking up the sun. This exceptionally well-maintained home showcases the rustic charm of stone and wood, incorporating features of a heart-warming chef's kitchen, farm style dining area, and cozy seating to entice family and friends. Enjoy entertaining in the great room with the beautiful vaulted ceiling, stone fireplace, wet bar and amazing lake views. Two bedrooms, a sleeping loft, den and two well-appointed bathrooms complete the living space. The property includes a bright laundry/mud room area, an attached two car garage and a detached heated garage/shop. Above the detached garage is a guest suite with a perfect sunset deck. A lifestyle worth living!

Built in 1996

## **Essential Information**



MLS® #	E4409024
Price	\$1,350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	3,422
Acres	12.75
Year Built	1996
Type	Rural
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### Community Information

Address	40303 Range Road 222
Area	Rural Lacombe County
Subdivision	None
City	Rural Lacombe County
County	ALBERTA
Province	AB
Postal Code	T0B 3C0

### Amenities

Features	Deck, Guest Suite, Vaulted Ceiling, See Remarks, Rooftop Deck/Patio
Parking Spaces	10

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Boating, Fruit Trees/Shrubs, Golf Nearby, Lake View, Landscaped, Waterfront Property, Partially Fenced

Construction	Wood
Foundation	Preserved Wood

**Additional Information**

Date Listed	October 4th, 2024
Days on Market	307
Zoning	Zone 80

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