

# **\$525,000 - 40513 Range Road 231, Rural Lacombe County**

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MLS® #A2244854

**\$525,000**

6 Bedroom, 2.00 Bathroom, 1,711 sqft  
Residential on 5.45 Acres

NONE, Rural Lacombe County, Alberta

Bring the horses!! Located just 6 minutes to Alix on pavement! This Character home was brought in and placed on a newer poured concrete foundation in 1977. This 5.45 Acre FENCED property features a detached 30'x60' shop, PLUS a 40'x90' HEATED BARN / RIDING ARENA with storage, and an auto waterer in the North large pasture. Just inside the door is the mudroom and a heated tack room to store saddles etc. Inside you'll notice the character and charm of this beautiful two story with tons of space and windows throughout. A bedroom/office is located right off of the kitchen which would work nicely as a walk in pantry! There is a full bathroom on this level, functional kitchen with large dining space and living room. Upstairs has 4 bedrooms including the large primary that provides its own ensuite. Downstairs has been partially developed, currently 2 rooms, 1 bedroom and the other considered a den as the deck covers the window (no egress). Other updates to note is the NEW SIDING July 2025, new riding pen, some new windows, newer roof, & new water filtration system. This land is FULLY FENCED so the livestock can roam safely. There is also a heated shed with outdoor space attached for chickens, duck etc. Acreages this close to town haven't come up much in the last several years, your right in between Alix, Mirror and Tees!



Built in 1920

## Essential Information

MLS® #	A2244854
Price	\$525,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,711
Acres	5.45
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	40513 Range Road 231
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 2N0

## Amenities

Parking Spaces	30
Parking	Additional Parking, Driveway, Quad or More Detached
# of Garages	4

## Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Many Trees, Native Plants, Treed
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	26
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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