

\$1,185,000 - 40017 Rr23, Rural Lacombe County

MLS® #A2258168

\$1,185,000

4 Bedroom, 3.00 Bathroom, 1,502 sqft

Residential on 5.49 Acres

NONE, Rural Lacombe County, Alberta

ESCAPE THE CITY-GORGEOUS LAKE AND MOUNTAIN VIEWS!! Dreaming of acreage living? Check out this beautiful 1998 built, 1502 sq ft walkout bungalow just north of Sylvan Lake. Step in from the oversized heated garage and admire the spacious living room with the coffered ceilings, with wood burning fireplace and big windows to show off your amazing lake and mountain views. Kitchen has plenty of space, with fresh white cabinetry, beautiful large island with quartz counter tops. Brand new appliances boasting a gas range to complete the kitchen. The built in China cabinet offers more space for storage. Over on the other side of the island you will see a coffee bar, the new flooring and tile will make you feel right at home. Master bedroom has a full ensuite with jetted tub and a walk in closet. The basement takes you to three bedrooms a living room with lake views. The one bedroom can become a rental space it has 220 hook up and a separate door to the outside. The heated shop is 2657 Sq.ft (with bathroom), A 14 ft over head door that allows for bigger equipment to enter the building. The cattle shed is 24x64 , a garden shed by the garden and a generator hook up with 220 outlet in case of a power outage that can run the whole house if needed. The deck is covered so you can enjoy the summer night and the quietness of the day. Enjoy your summer nights with family and friends at the fire pit-overlooking the lake and your beautifully landscaped yard. The roof was



redone in 2019, the septic field was redone in 2021. And the attached garage has a separate boot room to keep all things organized for the family.

Built in 1998

Essential Information

MLS® #	A2258168
Price	\$1,185,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,502
Acres	5.49
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	40017 Rr23
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, See Remarks, Washer

Heating	Central, Fireplace(s), Natural Gas, See Remarks, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard, Storage, Electric Grill
Lot Description	Few Trees, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, See Remarks, Sloped, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	23
Zoning	AG

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.