

39527 Range Road 31  
Rural Lacombe County, Alberta

MLS # A2304256



## \$850,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	25.28 Acres		
<b>Lot Feat:</b>	Front Yard, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	35-39-3-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Sump Pump(s)		

**Inclusions:** Livestock Shelter(s), Shed(s), Stand-up Freezer in Garage, Fridge in Garage, Any Furniture/Equipment is Negotiable

Calling all horse lovers! Welcome to your own private slice of country living in Lacombe County. 25 treed acres offering peace, privacy, and the perfect blend of lifestyle and functionality, tucked just off Rainy Creek Road. This custom-built bungalow is full of character and western charm, designed and lovingly maintained by the original owners. The main floor offers a welcoming layout with main floor laundry, a spacious kitchen and dining space, and a sunken living room that creates a cozy yet open feel. The kitchen has seen thoughtful updates over the years, including newer appliances, while the vaulted ceilings and generous windows offer ample natural light! A den just off the living space adds flexibility for a home office, reading room, or potentially another bedroom. The primary bedroom is generously sized, complete with direct access to the expansive back deck, perfect for unwinding at the end of the day. And yes, the saloon-style doors leading into the full ensuite add just the right touch of personality and character! Downstairs, you'll find a large rec room, two additional bedrooms, a full bathroom, and plenty of storage space in the mechanical room, ideal for growing families or guests. Outside is where this property truly shines. A large tiered deck overlooks the beautifully treed yard, and a cozy campfire set up. The covered front porch offers a peaceful spot to take in the surroundings and enjoy a morning coffee on the porch swing. Set up for horse lovers with wood rail fencing, the land features five adjoining pastures, an older barn, and two livestock shelters. Additional outbuildings include a detached single garage with workshop and lean-to, a storage building, and an older sauna. The property also includes a secondary homesite with services in place, as the previous home is in the process of being removed. A rare opportunity to own

a well-rounded acreage that offers space, character, and true Alberta lifestyle while accommodating your horse property dreams. ~ Poly-B Plumbing Replacement, Well Shocked (2024), Shingles (2023), Vinyl Flooring (2021), Deck Railings (2020), Lean-To Metal Roof (2018) ~