

# \$629,900 - 40316 3-1 Range Road, Rural Lacombe County

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MLS® #A2194578

**\$629,900**

5 Bedroom, 3.00 Bathroom, 2,237 sqft  
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

Only 1 kilometre off pavement, this stunning 4-acre property offers the perfect blend of modern updates and country charm. Located just west of the Bentley ski hill in the beautiful Sunset Hills, this home provides space, privacy, and easy access to outdoor recreation.

Extensively renovated in the last five years, the home features a new furnace, hot water heater, and all-new kitchen cabinets. With five bedrooms and three full baths, there's plenty of space for family and guests. The master suite, the only room on the second floor, offers a private retreat spanning nearly 500 sq. ft.

Outside, the property is well-equipped with a brand-new, fully finished, heated 28' x 30' double garage and a 36' x 56' cold storage building—ideal for RVs, equipment, or additional storage. The yard is beautifully maintained and surrounded by picturesque farmland, making it a true oasis in the summer months.

Originally built in the 1950s, with a major addition in 2007, this home combines character with modern comforts. Don't miss this incredible opportunity to enjoy



country living with all the conveniences you need!

Built in 1950

### Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2194578                                  |
| Price          | \$629,900                                 |
| Bedrooms       | 5                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 2,237                                     |
| Acres          | 4.00                                      |
| Year Built     | 1950                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40316 3-1 Range Road |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0M 0X0              |

### Amenities

|                |                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 12                                                                                                                                                         |
| Parking        | Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Parking Lot |
| # of Garages   | 2                                                                                                                                                          |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                  |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Double Oven, Electric Cooktop |
| Heating           | ENERGY STAR Qualified Equipment, Forced Air, Natural Gas                                                        |

|              |                             |
|--------------|-----------------------------|
| Cooling      | None                        |
| Has Basement | Yes                         |
| Basement     | Partially Finished, Partial |

## Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                  |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Few Trees |
| Roof              | Asphalt Shingle                                        |
| Construction      | Vinyl Siding, Wood Frame, Mixed                        |
| Foundation        | Poured Concrete                                        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 67                  |
| Zoning         | AG                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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