

# **\$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 | 319               |
| Zoning         | Zone 80           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 12:02pm MDT