

# \$469,000 - 40503 Range Road 270, Rural Lacombe County

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MLS® #A2197878

**\$469,000**

4 Bedroom, 2.00 Bathroom, 1,628 sqft  
Residential on 0.56 Acres

NONE, Rural Lacombe County, Alberta

Country living on the City limit border - here is a nice 1/2 acre parcel with spacious bungalow and detached garage that is awaiting its new family nestled at the north end of the City of Lacombe's border. The home has had upgrades in recent years including siding and roof in 2016, windows along with kitchen cabinets. This home has all the amenities on the main floor with utility/room in the crawl space. This property has its own well and septic tank/field - Lacombe County taxes are \$1837 per year! You get the best of both worlds - affordable County taxes on the City of Lacombe border - close to Burman University and a short walk to Lacombe's walking trails which leads you to the public schools and Cranna Lake! Double detached garage, asphalt driveway - room for a garden - quick possession available!

Built in 1960

## Essential Information

MLS® #	A2197878
Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,628



Acres	0.56
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	40503 Range Road 270
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N1

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Garden, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Other

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	76
Zoning	H

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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