

# \$695,000 - 40017 Range Road 224.5, Rural Lacombe County

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MLS® #A2222318

**\$695,000**

4 Bedroom, 2.00 Bathroom, 1,532 sqft  
Residential on 9.98 Acres

N/A, Rural Lacombe County, Alberta

Visit REALTOR® website for additional information. Welcome to your perfect mix of work & lifestyle on this rare 9.98 acre parcel just minutes from Alix, AB. Set in a private, peaceful spot, it features a massive 40'™x40'™ shop with 14'™ doors, 220V power, air compressor, bath, laundry, and flexible lighting zones—ideal for mechanics, trades, or toy storage. AG zoning gives you freedom to grow, run a home-based business, or simply enjoy the space. The fully updated 4-bed, 2-bath home adds comfort and charm, with newer drywall, flooring, lighting, appliances, and more. A 12'™x22'™ addition adds a front office or 4th bedroom and a large mudroom with 3 closets. Outside, enjoy over 400 sq ft of wraparound deck space, fenced pasture, mature trees, outbuildings, central A/C, and on-demand hot water. Fully fenced with new gates. Just 7 min to Alix, 25 to Stettler, 30 to Lacombe!

Built in 1976

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2222318  |
| Price      | \$695,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                                                 |
|----------------|-------------------------------------------------|
| Square Footage | 1,532                                           |
| Acres          | 9.98                                            |
| Year Built     | 1976                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40017 Range Road 224.5 |
| Subdivision | N/A                    |
| City        | Rural Lacombe County   |
| County      | Lacombe County         |
| Province    | Alberta                |
| Postal Code | T0B 3C0                |

### Amenities

|              |                                      |
|--------------|--------------------------------------|
| Parking      | Heated Garage, Quad or More Detached |
| # of Garages | 12                                   |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s), Laminate Counters, Natural Woodwork, Tankless Hot Water |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer                                                                    |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Fireplaces        | None                                                                                                                                  |
| Basement          | None                                                                                                                                  |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind |
| Roof              | Asphalt Shingle, Metal                                               |
| Construction      | Vinyl Siding, Wood Siding                                            |
| Foundation        | Piling(s)                                                            |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 20th, 2025 |
|-------------|----------------|

|                |    |
|----------------|----|
| Days on Market | 86 |
| Zoning         | AG |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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