

# \$440,000 - 41004 Range Road 215, Rural Lacombe County

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MLS® #A2229991

**\$440,000**

4 Bedroom, 1.00 Bathroom, 2,335 sqft  
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

Welcome to your dream county home! This enchanting 2-story historical farmhouse offers the perfect blend of timeless charm and modern comfort, nestled on 4 acres. Located close to beautiful Buffalo Lake, renowned for its excellent fishing, this property is ideal for those seeking a serene countryside lifestyle with plenty of space to grow. This classic farmhouse boasts 4 generously sized bedrooms on the second floor and 1 full 4pc bathroom on the main floor, including a unique primary bedroom with its own private balcony—a perfect spot to enjoy your morning coffee or unwind with a good book. As you walk through you will discover some of the home's original wood trim and exquisite finishings that exude character and warmth. The open kitchen, dining, and living areas create a seamless flow, ideal for entertaining family and friends. Gather around the charming wood-burning fireplace, complete with a Magic Heat Reclaimer, ensuring you stay warm and cozy during those chilly evenings. The property features an array of outbuildings including a triple car garage with 240v power, a single car garage, a large machinery shed, and a barn. Whether you're a hobbyist, gardener, or simply need extra storage, these versatile spaces will meet your needs. This remarkable property is a rare find, offering a unique combination of historical charm and expansive outdoor space.



Don't miss the chance to make this farmhouse your own haven in the countryside. The septic field was completed in 2009 and a new well in 2010.

Built in 1940

### Essential Information

MLS® #	A2229991
Price	\$440,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	2,335
Acres	4.00
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	41004 Range Road 215
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0B 0H0

### Amenities

Parking	Single Garage Detached, Triple Garage Detached
# of Garages	10

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Laminate Counters, Natural Woodwork, Recessed Lighting, Storage
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Floor Furnace, Forced Air, Gravity, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, See Remarks,
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Brush, Fruit Trees/Shrub(s), Private, Treed
Roof	Metal
Construction	Concrete, Mixed, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete



## Additional Information

Date Listed	June 11th, 2025
Days on Market	7
Zoning	AG

## Listing Details

Listing Office	RE/MAX real estate central alberta
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