

\$349,900 - 39511 Range Road 40 Range, Rural Lacombe County

MLS® #A2245473

\$349,900

1 Bedroom, 1.00 Bathroom, 1,236 sqft
Residential on 4.00 Acres

NONE, Rural Lacombe County, Alberta

This charming 4-acre property is brimming with potential and ready for someone with vision to make it their own. Many major upgrades have already been completed, including a newer high-efficiency furnace, a new hot water heater, a professionally WETT-inspected chimney for the woodstove, and a durable newer metal roof. About half of the windows have been replaced, and the remaining ones are on-site, ready for installation.

Located just northwest of Eckville, this acreage offers the tranquility of country living with plenty of space to design your dream homestead. A Texas gate at the end of the property adds a functional touch, making this an ideal start for a hobby farm, private retreat, or future family acreage—all in the heart of Central Alberta.

Essential Information

MLS® #	A2245473
Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,236
Acres	4.00
Type	Residential



Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	39511 Range Road 40 Range
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

Amenities

Utilities	Electricity Connected
Parking	Off Street

Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Range, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior Features	None
Lot Description	Front Yard
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Other

Additional Information

Date Listed	August 2nd, 2025
Days on Market	4
Zoning	CR

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.