

# \$1,185,000 - 40017 Rr23, Rural Lacombe County

MLS® #A2254489

**\$1,185,000**

4 Bedroom, 3.00 Bathroom,  
Agri-Business on 5.49 Acres

NONE, Rural Lacombe County, Alberta

ESCAPE THE CITY-GORGEOUS LAKE AND MOUNTAIN VIEWS!! Dreaming of acreage living? Check out this beautiful 1998 built, 1502 sq ft walkout bungalow just north of Sylvan Lake. Step in from the oversized heated garage and admire the spacious living room with the coffered ceilings, with wood burning fireplace and big windows to show off your amazing lake and mountain views. Kitchen has plenty of space, with fresh white cabinetry, beautiful large island with quartz counter tops. Brand new appliances boasting a gas range to complete the kitchen. The built in China cabinet offers more space for storage. Over on the other side of the island you will see a coffee bar, the new flooring and tile will make you feel right at home. Master bedroom has a full ensuite with jetted tub and a walk 2657 Sq.ft heated shop (with bathroom), a 24x64 cattle shed, a garden shed and a generator hook up with 220 outlet in case of a power outage that can run the whole house if needed. The deck is covered so you can enjoy the summer night and the quietness of the day. Enjoy your summer nights with family and friends at the fire pit-overlooking the lake and your beautifully landscaped yard. The roof was redone in 2019, the septic field was redone in 2021. And the attached garage has a separate boot room to keep all things organized for the family.



## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2254489      |
| Price      | \$1,185,000   |
| Bedrooms   | 4             |
| Bathrooms  | 3.00          |
| Full Baths | 2             |
| Half Baths | 1             |
| Acres      | 5.49          |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 40017 Rr23           |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0C 0J0              |

### Interior

|            |                                                                                                   |
|------------|---------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener |
|------------|---------------------------------------------------------------------------------------------------|

### Exterior

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Lot Description | Landscaped, Lawn, Fruit Trees/Shrub(s), Few Trees, Garden, Gentle Sloping, Lake |
|-----------------|---------------------------------------------------------------------------------|

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 11                  |
| Zoning         | AG                  |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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