

# \$548,000 - 41129 Range Road 30, Rural Lacombe County

MLS® #A2165992

**\$548,000**

4 Bedroom, 3.00 Bathroom, 2,100 sqft  
Residential on 20.99 Acres

NONE, Rural Lacombe County, Alberta

Beautiful location close to Bentley, with ample space for horses, cows and even for pigs or other livestock. The great 21-acre parcel with 2100 sqft home was built in 3 stages. Older part of house is 900 sqft and was built in around 1960 with full undeveloped basement. The second part of house is 1200 sqft was built in around 1980. The kitchen was built in around 2000. There are 4 bedrooms, 2 dining rooms, 2 living rooms, 2 and half washrooms in the main floor, plus 2 play room in the upper level. The home is forced air heating. The older partition has a shingled roof and the new portion has a metal roof. The whole home has wood siding. There is a hog barn complex consists of 36'X110' dry sow barn, 40'X110' finishing barn, 32'X88' grower barn, 32'X100' farrowing & nursery barn. The bars are all joined and there are several tarp shelters. There are some feed bins and a feed mill. The barns are in decent shape and could be used for other purpose (storage.....). Good to buy, good to live, and good to invest!

Built in 1960

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2165992  |
| Price     | \$548,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |   |
|----------------|---|
| Full Baths     | 2   |
| Half Baths     | 1   |
| Square Footage | 2,100                                     |
| Acres          | 20.99                                     |
| Year Built     | 1960                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 41129 Range Road 30  |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0C 0J0              |

### **Amenities**

|         |                   |
|---------|-------------------|
| Parking | RV Access/Parking |
|---------|-------------------|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar  |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                               |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Dog Run, Fire Pit, Garden, RV Hookup, Storage |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot         |
| Roof              | Asphalt Shingle, Metal                                      |
| Construction      | Concrete, Wood Siding                                       |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2024 |
| Days on Market | 200                  |

Zoning 1

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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