

# \$295,000 - 4, 41301 Range Road Ext 263, Rural Lacombe County

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MLS® #A2233857

**\$295,000**

2 Bedroom, 1.00 Bathroom, 1,204 sqft  
Residential on 5.71 Acres

NONE, Rural Lacombe County, Alberta

This is a Civil Enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. There are no showings permitted on this property, drive by only. Please disregard the hand painted sign stating "This property is not for sale". The listing agent has not been granted entry to the property so no interior photos or confirmed description are available. Sizes and description were obtained from previous MLS files and civil records. The property consists of 5.71 serviced acres. There are believed to be 2 wells on the property, with only one working. Heat is via propane. The residence is a 1971 Statesman manufactured home model 48122CKF1 CSA£23427, 12 by 48 feet. Condition of the home is unknown.



Built in 1974

## Essential Information

MLS® #	A2233857
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,204
Acres	5.71
Year Built	1974
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	4, 41301 Range Road Ext 263
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 1X1

### Amenities

Utilities	See Remarks
Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air, Propane
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Level, Secluded, Wooded, Brush, See Remarks
Roof	Mixed
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	June 24th, 2025
Days on Market	40
Zoning	2

### Listing Details

Listing Office	RE/MAX Realty Professionals
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