

\$799,900 - 41202 Range Road 262, Rural Lacombe County

MLS® #A2236606

\$799,900

6 Bedroom, 4.00 Bathroom, 1,593 sqft
Residential on 9.50 Acres

NONE, Rural Lacombe County, Alberta

PAVEMENT TO THE GATES! The best of both worlds! Country living for serenity and privacy and only 8km to all the amenities in the city of Lacombe, plus easy access to HWY QE11, Gull Lake and Joffre. This beautiful acreage features 9.5 acres of fenced land, paddock, chicken coops, and of course room for RVs, kids' play area and with the possibility of future subdivision of the land, this property is a true winner. This 1600 sq ft Walkout BUNGALOW offers plenty of space for large families boasting 6 beds and 3 baths and oversized garage for trucks and SUV. The open floor plan lends itself to family/friend gatherings for all important holidays, birthdays, and special events! There are 3 bedrooms on the main, plus the convenience of the main floor laundry. The massive kitchen boasts large island, plenty of cabinets/drawers/prep area, plus crown moldings, backsplash, and walk-in pantry. The Primary bedroom has a 3 pce ensuite, great closet area and will host all large pieces of furniture. The lower level is fully finished with 3 more large bedrooms, another bathroom, games room, rec room and theatre room. It has roughed in-floor heat plus garden door to a lower-level patio. Recent upgrades include: water well and new septic was installed in 2013, insulated and drywalled garage 2022, 20'x12' deck installed 2022, outbuilding re-sided with electrical power 2023, retaining walls installed 2022.



Built in 2012

Essential Information

MLS® #	A2236606
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,593
Acres	9.50
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	41202 Range Road 262
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N4

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, See Remarks, Laminate Counters
Appliances	Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2025
Days on Market	17
Zoning	1

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.