

# \$750,000 - 40017 Range Road 224.5, Rural Lacombe County

---

MLS® #A2222318

**\$750,000**

4 Bedroom, 2.00 Bathroom, 1,332 sqft  
Residential on 9.98 Acres

N/A, Rural Lacombe County, Alberta

Visit REALTOR® website for additional information. Welcome to your perfect mix of work & lifestyle on this rare 9.98 acre parcel just minutes from Alix, AB. Set in a private, peaceful spot, it features a massive 40'x40' shop with 14' doors, 220V power, air compressor, bath, laundry, and flexible lighting zones—ideal for mechanics, trades, or toy storage. AG zoning gives you freedom to grow, run a home-based business, or simply enjoy the space. The fully updated 4-bed, 2-bath home adds comfort and charm, with newer drywall, flooring, lighting, appliances, and more. A 12'x22' addition adds a front office or 4th bedroom and a large mudroom with 3 closets. Outside, enjoy over 400 sq ft of wraparound deck space, fenced pasture, mature trees, outbuildings, central A/C, and on-demand hot water. Fully fenced with new gates. Just 7 min to Alix, 25 to Stettler, 30 to Lacombe!

Built in 1976

## Essential Information

MLS® #	A2222318
Price	\$750,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,332
Acres	9.98
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### Community Information

Address	40017 Range Road 224.5
Subdivision	N/A
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0B 3C0

### Amenities

Parking	Heated Garage, Quad or More Detached
# of Garages	12

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplaces	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle, Metal
Construction	Vinyl Siding, Wood Siding
Foundation	Piling(s)

### Additional Information

Date Listed	May 20th, 2025
-------------	----------------

Days on Market	1
Zoning	AG

**Listing Details**

Listing Office	PG Direct Realty Ltd.
----------------	-----------------------

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.