

# \$89,000 - 4115 Twp Rd 40-0, Rural Lacombe County

MLS® #A2258157

**\$89,000**

2 Bedroom, 1.00 Bathroom, 954 sqft

Mobile on 0.00 Acres

NONE, Rural Lacombe County, Alberta

Great opportunity to own a quiet country retreat! This well-maintained 2-bedroom home is cute, cozy, and full of charm. The open-concept main living area features vaulted ceilings, a skylight that brightens the kitchen, granite countertops, a corner pantry, and large windows in the living room. The spacious primary bedroom offers dual closets, while the second bedroom (or flex space) includes laundry with a stacked washer/dryer and no closet. A 3-piece bathroom completes the interior. Outside, enjoy a private backyard with a fire pit and a large gravel parking pad in front. Located on paved Rainy Creek Hwy—ideal for easy commuting east or west. Lot is rented at \$500/month (includes water & sewer). Landowner approval required.

Built in 2004

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2258157 |
| Price          | \$89,000 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 954      |
| Acres          | 0.00     |
| Year Built     | 2004     |
| Type           | Mobile   |
| Sub-Type       | Mobile   |



|        |            |
|--------|------------|
| Style  | Park Model |
| Status | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4115 Twp Rd 40-0     |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0M 0X0              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters                                       |
| Appliances        | Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air, Electric                                                                     |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Fire Pit                      |
| Roof              | Metal                         |
| Construction      | Composite Siding, Wood Siding |
| Foundation        | Block, Wood                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 30                   |

### Listing Details

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

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