

# \$597,000 - 39504 Highway 815, Rural Lacombe County

MLS® #A2182229

**\$597,000**

4 Bedroom, 2.00 Bathroom, 1,439 sqft

Residential on 9.72 Acres

NONE, Rural Lacombe County, Alberta

This 9.72-acre property offers beautiful open views and convenient access right off Highway 815, making it a great balance of country space and accessibility. Located just 15 minutes from Lacombe, 17 minutes from Blackfalds, and 25 minutes from Red Deer, it's also 10 minutes from NOVA Chemicals Joffree Plant and 15 minutes from the MEGlobal Prentiss Plant—a prime location for work and convenience.

A brand-new water well, estimated at 160 feet deep, is scheduled for completion in April 2024, offering peace of mind and reliable water supply for years to come.

The 1,438 sq. ft. home features fresh paint on the main level and a bright, open-concept layout. The large kitchen flows into a dedicated dining area, a cozy family room, and a spacious living room with plenty of natural light. Two bedrooms, including the primary bedroom, and a 4-piece bathroom complete the main floor.

Downstairs, the lower level offers two additional bedrooms, a 3-piece bathroom, a rec room, an office space, and ample storage. Recent updates add to the home's value, including new shingles (2023) and laminate flooring (2024) in the dining and living rooms. The kitchen was upgraded with a new range and microwave (2023).

For those needing workspace or storage, the property features a 24x30 heated, two-car detached garage with insulated garage doors (2020), plus a 32x32 cold storage shop with



potential for a future workshop.  
The yard includes a mix of mature and newly planted trees, offering a growing natural buffer.  
The covered deck provides a great outdoor space while offering protection from the elements.  
With fantastic views, easy highway access, and plenty of space, this property offers versatility and convenience just minutes from town and key industrial sites.

Built in 1950

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2182229                         |
| Price          | \$597,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,439                            |
| Acres          | 9.72                             |
| Year Built     | 1950                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 39504 Highway 815    |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T4L 2N4              |

**Amenities**

|              |                                                                                |
|--------------|--------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking      | Double Garage Detached, Heated Garage                                          |
| # of Garages | 2                                                                              |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage                                                 |
| Appliances        | Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard          |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame, Wood Siding                 |
| Foundation        | Poured Concrete, Wood                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 48              |
| Zoning         | AG              |

## Listing Details

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

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