

\$1,250,000 - 236, 40422 Range Road 10, Rural Lacombe Cou

MLS® #A1101279

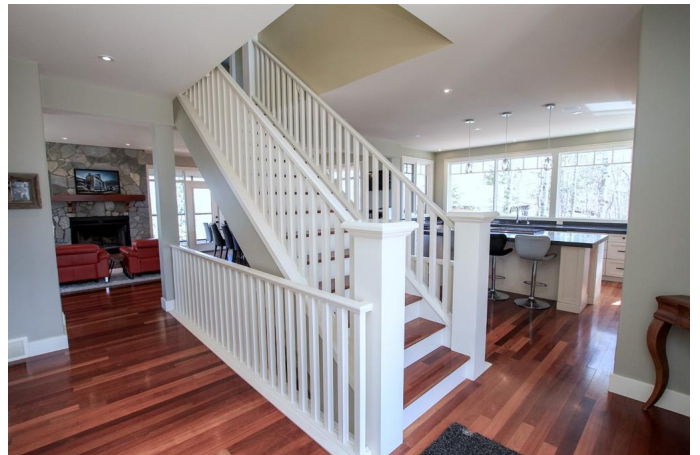
\$1,250,000

6 Bedroom, 4.00 Bathroom, 2,506 sqft
Residential on 2.00 Acres

Brownlows Landing, Rural Lacombe County, Alberta

FULLY DEVELOPED 6 BDRM, 4 BATH
WATER FRONT 2-STOREY ON 1.87 ACRES
~ WALKOUT BASEMENT ~ 24X24

DETACHED GARAGE ~ Craftsman exterior offers striking curb appeal ~ West & south facing covered front veranda welcomes you and leads to a foyer loaded with built in cabinetry offers plenty of storage ~ The living room offers stunning views, cherry hardwood floors, recessed lighting, built in speakers, wood burning fireplace with stone surround and opens to the dining space with French door access to the 3-season room with more views, another wood burning fireplace with stone surround and built in speakers ~ The kitchen offers a functional layout with plenty of cabinets, endless quartz counter tops, large windows offering additional views, upgraded stainless steel appliances (water line to fridge, gas range) and a massive island ~ Main floor bedroom is currently being used as a home office ~ 2 piece main floor bath with tile details completes the main level ~ The spacious primary bedroom with lake views can easily accommodate a king bed and furniture, has built in cabinets, a spa like 5 piece ensuite with soaker tub, tiled shower with glass doors dual vanities and a large walk in closet with more built in cabinets ~ 2 additional bedrooms are located on the same level as the primary bedroom are separated by a 4 piece bath ~ The laundry room is located in it's own room and offers built in cabinets and a folding counter ~ Built in desk with large west facing



windows makes a perfect home office or homework station ~ The fully finished walkout basement offers 2 bedrooms, an oversized 4 piece bath, utility room with second laundry hook up and a massive family room with built in speakers, recessed lighting, wet bar and two sets of French doors leading to the lower covered patio ~ Other great features include; reverse osmosis, central air conditioning, central vacuum and enclosed storage below the deck ~ 24x24 detached garage is insulated, has drywall and tons of built in cabinets, plus a large concrete parking pad and RV parking pad with full hookups ~ The property is extensively treed offering privacy while still leaving plenty of yard space and offers a private firepit area with a shed, and over 77 feet of waterfront on Gull Lake, known for it's sandy beaches, excellent fishing and boating ~ Located in Brownlows Landing close to Gull Lake (village) and Bentley with easy access to highway 2 ~ Pride of ownership is evident in this well cared for home !

Built in 2003

Essential Information

MLS® #	A1101279
Price	\$1,250,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,506
Acres	2.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

Community Information

Address	236, 40422 Range Road 10
Subdivision	Brownlows Landing
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Insulated, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Side, Parking Pad, RV Access/Parking, Workshop in Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake, Lake Front, Waterfront

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Other, Private Yard, RV Hookup
Lot Description	Back Yard, Beach, Environmental Reserve, Front Yard, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Native Plants, See Remarks, Views, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2021
Days on Market	144
Zoning	R-RLA

Listing Details

Listing Office	Lime Green Realty Inc.
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