



39316 Range Road 273 Rural Lacombe County, AB TOM OJO

Residential
Active

A2184108



W: 4 R: 27 T: 39 S: 21 Q: SE **DOM:** 144 **LP:** \$895,000.00
PD: **OP:** \$1,179,000.00

Class:	Detached	City:	Rural Lacombe County
County:	Lacombe County	Subdivision:	NONE
Type:	House	Ttl Beds:	5
Levels:	One and One Half	F/H Bth:	2/0
Year Built:	1988	RMS SQFT:	2,287.00
LINC#:	0035217645	LP/SF:	\$391.34
Arch Style:	1 and Half Storey, Acreage with Residence	Suite:	No
Possession:	90 Days / Neg/Possession is negotiable		
Lot Dim:		Lot Size:	11.80 Ac
Front Length:		Lot Depth:	M'
Legal Pln:		Lot:	Condo: No
Zoning:	Ag	Tax Amt/Yr:	\$3,330.77/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	Contact Agent for Details	Front Exp:	S
Restrict:	Development Restriction, See Remarks		

Recent Change: **05/06/2025 : DOWN : \$995,000->\$895,000**

Public Remarks: Rare opportunity to own 11.8 acre acreage with a stack log home on the edge of Blackfalds. Run a business, build a large shop or pasture livestock. possible gravel resources on the property in a plan that allows for gravel extraction. Setters & Sons Construction is currently hauling gravel from adjacent pit. This property is neighbouring Industrial use buildings & industrial sites including Sterling Crane, Central City Asphalt, & other companies. There is a custom stucco home & farm site tucked into the East corner of this property. The house needs some repairs. The buildings are good. There is a 40 X 60 Building, under floor heating and was designed, built, & was used as a professional dog Kennel (K-9 Acres) There is also a good barn & a 3 car garage. Garage & barn have metal roofs, Kennel has 5 year old shingles. The property is ideal for an animal training & boarding facility, or most other home occupations you would like to operate. Large pieces of land with house & buildings this close to town at this price are extremely hard to come by. The property has 3 legal access points. Land is serviced with power, natural gas, a good well, sewer is open air discharge into the pasture and trees. All buildings are serviced with power. 5 Bedrooms 2 bathrooms. Master bedroom has a walk in closet & an ensuite bathroom. Main bathroom has a roughed in sauna. Living room has a floor to ceiling rock feature and a gas fire place insert 10 years ago. Please note: This listing is being administered for online auction by VPIAuctions. Sale terms "Sold as Is Where Is"; "All Sales Are Final"; 10% non-refundable deposit upon being declared high bidder and meeting or exceeding the reserve price. Auction starts June 2, 9:00 AM ends approx. June 5, 1:00 PM See listing brokerage for details.

Directions: From Highway 2 and Blackfalds overpass go into Blackfalds, turn at the first right follow the road around to the train tracks. 50 ft. before the tracks turn right. First driveway on the right.

Rooms & Measurements

Baths:	1P	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 160.91	Mtr2	1,732.00	SqFt
EnSt Bth:	0	0	0	1	0	0	Rms Abv: 7	Upper: 51.10	Mtr2	550.00	SqFt
	0	0	1	0	0	0		Total AG: 212.47	Mtr2	2,287.00	SqFt
Garage Dims (L x W):	36`0" x 24`0"										

Property Information

Basement:	Partial, Partially Finished	Laundry Ft:	Lower Level
Heating:	Boiler, In Floor, Fireplace(s), Natural Gas, Wood Stove, Zoned	Cooling:	None
Construction:	Log, Stucco	Fireplaces:	2/Basement, Blower Fan, Den, Gas, Metal, Wood Burning, Zero Clearance
Foundation:	Wood	Flooring:	Carpet, Laminate, Linoleum, Parquet
Exterior Feat:	Kennel, Private Yard, Rain Gutters	Fencing:	Partial
Roof Type:	Clay Tile	Balcony:	Deck
Reports:	Plot Plan, RMS Supplements		
Warranty:	None		
Parking:	Additional Parking, Double Garage Detached, Driveway, Gated, Gravel Driveway, RV Access/Parking Total: 3		
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Wood Windows		
Comm Feature:	Schools Nearby		
Lot Features:	Back Yard, Dog Run Fenced In, Irregular Lot, Many Trees, Meadow, Pasture, Private, Rectangular Lot, Secluded, Triangular Lot		
Goods Include:	All corral panels and gates and dividers in the kennel Depp freeze, Hot tub "sold as is" it worked the last time the owner used it, but that was 20 years ago.		
Appliances:	Dishwasher, Refrigerator, Satellite TV Dish, Stove(s), Washer/Dryer, Window Coverings		
Other Equip:	None		
Goods Exclude:	none		
Utilities:	Natural Gas Paid, Electricity Paid For		
Electric:	Single Phase		
Outbuildings:	Barn, Special Purpose		
Outbuild Desc:	40 X 60 Kennel with in floor heat, Dog house, has dog runs, dog washing 6' chain-link fence, 3 car garage wired with 220 and heated metal roof, barn metal clad 15 years automatic waterer 2 stall alley way and tack room.		

Reg Size Incl:

Rural

Floor Location: Below Grade

Water Supply: Well

Sewer/Septic: Open Discharge

Total Acres: 11.80

Water GPM:

Well Depth:

Nearest Town: Blackfalds

Printed Date: 05/12/2025 5:50:51 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).