

**40523 Range Road 14**  
**Rural Lacombe County, Alberta**

**MLS # A2261081**



**\$799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	29.85 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Many Trees, Private, See Remarks, Treed, Views,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal, Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	33-40-1-W5
<b>Exterior:</b>	Log, See Remarks, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	See Remarks, Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed x 2

Private 30-Acre Riverfront Paradise! Welcome to a truly special property &mdash; a rare opportunity to own 30 acres of natural beauty right along the river's edge. This remarkable piece of land offers the perfect blend of open farmland, peaceful forest, and stunning water views &mdash; all tucked away behind a private gate that leads you into your very own hidden paradise. With approximately 17 acres of fertile, open field and 13 acres of mature forest, this land offers endless possibilities. Whether you dream of raising animals, growing your own crops, or creating a private hobby farm, this property provides the space, privacy, and natural resources to bring those dreams to life. The river views stretch beautifully across the property, offering a serene backdrop for morning walks, evening campfires, or simply enjoying the sights and sounds of nature. The property features an older walk-out cabin with an additional mobile home that was added later, both built in the late 1970s to mid-1980s era. While the structures require extensive work and updates, they provide a great starting point for someone with vision and creativity &mdash; whether you plan to renovate, rebuild, or design your dream home overlooking the river. The location, the land, and the potential make this a truly one-of-a-kind opportunity. The property also includes an older well and septic system, reflective of the original homestead setup. With some modernization and care, this land can once again become a thriving country retreat or working farm. Imagine a place where your animals roam freely, your garden thrives in the sunshine, and your mornings begin with the sound of the river flowing by. Properties like this rarely come to market &mdash; a full 30 acres of usable land with a mix of farmland, forest, and riverfront is hard to find. Whether you are looking for a peaceful weekend getaway, a place

to build your forever home, or a piece of land to pass down for generations, this property checks every box for beauty, privacy, and potential. Come see what makes this place so special. Once you drive through the gate and follow the winding path toward the river, you'll immediately feel the peace and magic of this private retreat. This is more than land - it's an opportunity to create the lifestyle you've always dreamed of. Don't miss the chance to own your own piece of riverfront paradise - 30 acres of possibilities await! Note river is not on the property but on the border. Note: 60 x 14 mobile home is attached to the cabin and plumbed and heated all together, basement is only under the cabin.