

# \$295,000 - 4, 41301 Range Road Ext 263, Rural Lacombe County

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MLS® #A2233857

**\$295,000**

2 Bedroom, 1.00 Bathroom, 1,204 sqft  
Residential on 5.71 Acres

NONE, Rural Lacombe County, Alberta

This is a Civil Enforcement sale under Part 7 of the Civil Enforcement Act in Alberta. There are no showings permitted on this property, drive by only. Please disregard the hand painted sign stating "This property is not for sale". The listing agent has not been granted entry to the property so no interior photos or confirmed description are available. Sizes and description were obtained from previous MLS files and civil records. The property consists of 5.71 serviced acres. There are believed to be 2 wells on the property, with only one working. Heat is via propane. The residence is a 1971 Statesman manufactured home model 48122CKF1 CSA£23427, 12 by 48 feet. Condition of the home is unknown.



Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233857    |
| Price          | \$295,000   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,204       |
| Acres          | 5.71        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |                                  |
|--------|----------------------------------|
| Style  | Acreage with Residence, Bungalow |
| Status | Active                           |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 4, 41301 Range Road Ext 263 |
| Subdivision | NONE                        |
| City        | Rural Lacombe County        |
| County      | Lacombe County              |
| Province    | Alberta                     |
| Postal Code | T4L 1X1                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Utilities      | See Remarks            |
| Parking Spaces | 10                     |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                     |
|-------------------|---------------------|
| Interior Features | See Remarks         |
| Appliances        | None                |
| Heating           | Forced Air, Propane |
| Cooling           | None                |
| Basement          | None                |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | None                                        |
| Lot Description   | Brush, Level, See Remarks, Secluded, Wooded |
| Roof              | Mixed                                       |
| Construction      | Vinyl Siding                                |
| Foundation        | Piling(s)                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 49              |
| Zoning         | 2               |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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