

# \$919,900 - 25, 40419 Range Road 10, Rural Lacombe County

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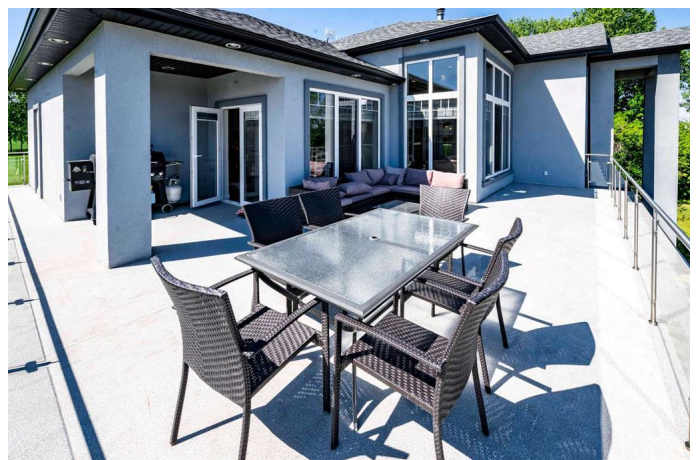
MLS® #A2237586

**\$919,900**

5 Bedroom, 3.00 Bathroom, 3,826 sqft  
Residential on 1.25 Acres

Lakeview Estates, Rural Lacombe County,  
Alberta

Not your ordinary Lake House! Welcome to Lakeview Estates – a stunning acreage community with a gorgeous view of Gull Lake to the North. This beautiful property boasts two full levels of living space. The main level walks out to the 1.25 acre parcel. Upon entry, you will notice the modern floating wood stairs with metal rails to the upper floor. This level has two king-sized bedrooms (one currently used as a home gym), a cozy family room with wood burning fireplace, a three piece bathroom, and an office. Laundry room with a brand new washer & dryer. French doors take you out to the fully landscaped yard. Firepit area, raised garden area with greenhouse, and so much space for any activities! The upper level boasts three massive bedrooms. Primary bedroom with its own private deck looking out to the view of the lake. The ensuite boasts dual sinks and a six foot shower. Wrap around deck off the kitchen to take advantage of the the 360 degree views of the property! Chef's kitchen has been renovated and now includes quartz counters and an entertaining island with extra storage. There is a double-sided gas fireplace separating the kitchen from the living room. European windows and doors give you a view from every room in the house. Custom blinds. Central air conditioning. South facing backyard. Paved drive for extra parking.



Heated Garage. This home is absolutely the complete package to enjoy in every season.

Built in 2009

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237586                         |
| Price          | \$919,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 3,826                            |
| Acres          | 1.25                             |
| Year Built     | 2009                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 25, 40419 Range Road 10 |
| Subdivision | Lakeview Estates        |
| City        | Rural Lacombe County    |
| County      | Lacombe County          |
| Province    | Alberta                 |
| Postal Code | T0C 0J0                 |

### Amenities

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Parking      | Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached |
| # of Garages | 2                                                                             |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s)                                                                          |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Electric Cooktop |
| Heating           | In Floor, Forced Air                                                                                                                   |
| Cooling           | Central Air                                                                                                                            |
| Fireplace         | Yes                                                                                                                                    |

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| # of Fireplaces | 2                                                               |
| Fireplaces      | Family Room, Gas, Living Room, Stone, Wood Burning, See Through |
| Basement        | None                                                            |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden                                              |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Garden, Paved |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Stone, Stucco, Wood Frame                                              |
| Foundation        | None                                                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2025 |
| Days on Market | 29             |
| Zoning         | 8              |

## Listing Details

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

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