

# \$1,899,000 - 39325 Range Road 10, Rural Lacombe County

MLS® #A2209777

**\$1,899,000**

5 Bedroom, 4.00 Bathroom, 4,020 sqft  
Residential on 15.96 Acres

NONE, Rural Lacombe County, Alberta

Welcome to your dream retreat—an extraordinary 16-acre riverfront estate that embodies peace, privacy, and the perfect blend of refined living and rustic charm. Tucked away along the tranquil banks of the Blindman River, this exceptional property features a custom 4,020 sq ft residence built by the acclaimed Bowood Inc., known for their outstanding craftsmanship and timeless architectural design. From the moment you step inside, you’ll be captivated by soaring open-beam ceilings, rich natural textures, and panoramic windows that frame the breathtaking landscape. The heart of the home is a beautifully designed open-concept kitchen complete with a large island (featuring built-in seating), ample cabinetry, and a spacious walk-in pantry—making it ideal for entertaining and everyday life. The expansive primary suite offers a serene escape with private garden door access to the riverbank and a luxurious 5-piece ensuite, creating a personal spa-like experience. A cozy screened-in 3-season porch with a built-in patio heater extends your living space and sets the stage for peaceful mornings or lively evening gatherings. Just outside, the large fire pit area invites unforgettable nights under the stars, surrounded by nature’s soundtrack. What truly sets this property apart is its connection to the outdoors. Power has been run to the riverbank—an amazing feature for



lighting up the river during winter skating parties or nighttime events. Wander through the network of private trails, relax by the water's edge, or explore your own private peninsula. Approximately 6 acres are already fenced for pasture, making it ideal for horse lovers or hobby farmers. For the hobbyist or entrepreneur, the heated 40x60' shop is a dream come true. It features two separate areas with independent heating zones, a full 3-piece bathroom, and an upper-level woodshop—perfect for crafting, working, or storing equipment. In addition, the secondary 30x50' post frame building is currently uninsulated and has a gravel floor, making it the ideal space for RV storage, long-term projects, or easily convertible into a barn. The main home is equipped with dual furnaces and A/C units to keep both levels of the home comfortable in every season. A heated triple attached garage adds functionality and space for vehicles, gear, and tools. And while you'll feel completely immersed in the peaceful countryside, you're just a short 10-minute drive to Sylvan Lake or Blackfalds—offering the perfect balance of seclusion and convenience. This is more than just a home—it's an opportunity to live a lifestyle many only dream of. Whether you crave wide-open spaces, riverside adventures, or simply a quiet and private place to call home, this one-of-a-kind property delivers.

Built in 2009

### **Essential Information**

MLS® #	A2209777
Price	\$1,899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,020

Acres	15.96
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	39325 Range Road 10
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4M 0V4

### **Amenities**

Parking Spaces	10
Parking	Heated Garage, Triple Garage Attached, RV Access/Parking
# of Garages	3
Waterfront	River Front

### **Interior**

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound, Master Downstairs
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters, Fire Pit, Gas Grill
Lot Description	Lawn, Private, Treed, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 10th, 2025

Days on Market        12

Zoning                 AG

### **Listing Details**

Listing Office           Greater Property Group

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