



**GRASSROOTS**  
REALTY GROUP

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24417 420 Township  
Rural Lacombe County, Alberta

MLS # A2222387



**\$1,090,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,831 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Front Drive, Heated Garage		
Lot Size:	38.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Lake, Many Trees, Private, Sloped Down, Treed, Tri		

Heating:	Central, Forced Air, Heat Pump	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	32-41-24-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	ICF Block	Utilities:	-

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub

**Inclusions:** N/A

Visit REALTOR® website for additional information. Brand-new 2025 custom home by Havana Homes on 38 private acres with 600+ meters of lakefront on Chain Lakes. This 2-storey walk-out offers stunning views from nearly every room, wall-to-wall windows, an open floor plan, and sunsets you'll never forget. Chef's kitchen with Bosch appliances, quartz counters, induction cooktop, and wall oven. Oversized heated garage with mudroom/laundry. 5 beds, 4 baths, plus rec room. Built for efficiency: ICF foundation, triple-pane windows, ground source heat pump, extra insulation, and ultra-low utility bills. Wildlife, natural berries, and world-class pike fishing—this is the ultimate lakefront retreat. Move-in ready 2025!