



**GRASSROOTS**  
REALTY GROUP

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**24228 Township Road 390**  
**Rural Lacombe County, Alberta**

**MLS # A2227216**



**\$875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,820 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	16.31 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Other, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks, Storage, Walk-In Closet(s)

<b>Water:</b>	Well
<b>Sewer:</b>	Septic Field, Septic Tank
<b>Condo Fee:</b>	-
<b>LLD:</b>	3-39-24-W4
<b>Zoning:</b>	1
<b>Utilities:</b>	-

**Inclusions:** STOVE, FRIDGE, DISHWASHER, MICRO HOOD FAN, WASHER/DRYER, CENTRAL VAC & ATTACHMENTS, WINDOW COVERINGS, GARAGE DOOR OPENER/S & 3 CONTROLLERS

Don't miss out on an opportunity to own this great family home located on 16.3 acres 15 minutes east of Red Deer city limits. Enter the home into a spacious foyer with a view right through the sitting room with large windows overlooking the gorgeous trees back yard. Turn right to the 2 bedrooms up primary with Tub & Shower, and another 4 pce bath. To the left there is an office that comes with desks, could be turned into a 3rd upstairs bedroom if required, open to the sitting room is the dining area and good sized kitchen with lots of counter space for baking. Off the kitchen you will find a beautiful sunroom living area with gas fireplace & garden doors to the open patio & the covered area perfect for a hot tub, also accessible from the primary bedroom. Downstairs has a games/family room, 2 more bedrooms, storage room with built in shelves & a large cold room for all your garden vegetables. There are stairs from the storage area up to the attached heated 25x20 garage currently used as a shop, most shelving & tables included. Off this garage is another 25 x 25 garage also heated and floor drain. Outside there are 2 accessory buildings for parking your lawnmowers and other yard equipment, a large garden with fence to keep the deer out. Many spruce, pine & fruit trees, and 16.3 acres, currently farmed by a neighbour, but open to your use whatever you may need. Come out and join the friendly community of Haynes. New septic tank & field in 2015, new shingles in 2015 sunroom addition on Screw cement pilings in 2015. New garage furnaces in 2017. Security system/cameras stay.