



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3218 Township 384
Rural Lacombe County, Alberta

MLS # A2231926



\$699,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,097 sq.ft.	Age:	2017 (8 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	4.00 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Pasture, Rectangular L		

Heating: High Efficiency, Forced Air, Natural Gas

Water: Well

Floors: Carpet, Laminate, Linoleum

Sewer: Holding Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-CR

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s)

Inclusions: window curtains

Private 4-acre lot featuring a fully developed modern bi-level home with 6 bedrooms, 3 bathrooms, and 1,100 sq ft of main floor living space. The bright, west-facing living room offers a beautiful view, while the balcony off the kitchen and dining area is perfect for peaceful mornings and relaxing evenings. The primary bedroom includes a private 2-piece ensuite, with two additional generous-sized bedrooms and a 4-piece bathroom on the main level. The fully renovated basement adds even more versatility, complete with a brand-new 3-piece bathroom, laundry room, spacious recreation room, two bedrooms, and one large bonus room—ideal as an office, gym, playroom, or extra bedroom. Additional features include an attached double garage, a heated shop, and thoughtful horse and chicken setup. Landscaped with mature and fruit-bearing trees, this property combines country charm with practicality. Conveniently located between Red Deer and Rocky Mountain House, and just minutes from Sylvan Lake, Benalto, and Eckville—enjoy peaceful rural living while staying close to schools and shopping. A fantastic starter home with room to grow.