



GRASSROOTS
REALTY GROUP

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25309 Township Road 410
Rural Lacombe County, Alberta

MLS # A2235869



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,194 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Attached		
Lot Size:	2.50 Acres		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-40-25-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: TV wall mounts, swing set

Your Acreage Lifestyle Starts Here! Looking for a quiet spot not too far from town? This 2.5-acre property is just 10 minutes east of Lacombe, conveniently located off Highway 12 and ready to welcome your country living dreams. The thoughtfully designed carriage house sits above a triple car garage with in-floor heat, giving you a warm and spacious garage plus a full living space upstairs. Step into a bright, vaulted living room with access to a front-facing deck, perfect for relaxing or entertaining. This cozy home includes two bedrooms, a 4-piece bath, and a functional kitchen and dining area—everything you need to live comfortably while you plan your next steps. And those next steps? The original farmhouse still sits on the property (unserviced and not currently livable), offering a potential building site for a future dream home. Live in the carriage house now, build when you're ready, and later—keep the carriage house for extended family or guests. The property is fully landscaped, partially fenced, has RV hookups and is ready for you to move in and make it your own. At \$519,900, this is a great way to step into acreage life without sacrificing proximity to town or future potential.