



**GRASSROOTS**  
REALTY GROUP

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39316 Highway 766  
Rural Lacombe County, Alberta

MLS # A2242013



**\$489,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,826 sq.ft.	Age:	1944 (81 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.37 Acres		
Lot Feat:	See Remarks		

**Heating:** Boiler, Hot Water, Natural Gas, See Remarks

**Water:** Well

**Floors:** Carpet, Hardwood, Laminate

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** CRA

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

Comfortable country home in a secluded location, but close to schools, services, recreation, and a local health center. This renovated and charming home is on a country residence agriculture zoned, 2.37 acre lot less than one kilometer from the friendly Town of Eckville. The secluded and wooded location hides a charming two story home that boasts an attractive ranch style kitchen with bar counter that faces a dining room and sunken living room that both lead through french doors to large decks with one deck covered. Other features include a main floor office, laundry, air conditioning and center-vac. The comfortable hot water heating, which includes the garage, has recently had a new boiler installed. Other recent improvements include a new weeping tile lateral added to the septic system. The upstairs has 3 bedrooms and a large walk-in closet.