



GRASSROOTS
REALTY GROUP

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39227 RR 250
Rural Lacombe County, Alberta

MLS # A2246366



\$759,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,447 sq.ft.	Age:	1940 (85 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	10.75 Acres		
Lot Feat:	Creek/River/Stream/Pond, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Block
Features:	Ceiling Fan(s), See Remarks, Tankless Hot Water, Vinyl Windows

Water:	Well
Sewer:	Septic Field
Condo Fee:	-
LLD:	-
Zoning:	1
Utilities:	-

Inclusions: n/a

Hold your Horses, Country Living at it's finest. Run a Hobby Farm, Horse Ranch or just enjoy your 10.75 Acres zoned AG located SE of Lacombe or east of Red Deer in the Haynes area . Home has been loving upgraded and renovated blending the original Country charm with Modern efficiency. Kitchen has custom solid oak cabinets. Plus Built-in cabinets in both the Dining room and the rear Hall/Mud room. Oak floor restored beautifully. 3+1 bedrooms, 3 baths, 2 on the main floor. From the rear Hall there are circular stairs to an upper office with oak floors as well. Bathroom in the basement has Jetted Tub enclosed with custom tile work. Other room in the basement has been used as a temporary bedroom. Upgrade list is immense; New vinyl Windows, Flooring, shingles, on-demand hot water, H/E furnace, iron filter, softener, and reverse osmosis. Garage space: attached, heated single. Detached Double+. Shop has dividing walls and is massive. There are rooms, tack room and more. Attached to the shop is a 270' L shaped open sided with numerous Stalls. This area faces the main Paddock. Includes the Large Garden shed. There is cross fencing in the pasture, a dug out, stock water, and a separate well. Plus there is a creek running thru the property. This park like setting with lawns, tandem RV parking with 50amp power awaits all your toys and pets.