



**GRASSROOTS**  
REALTY GROUP

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**26526 Township Road 402**  
**Rural Lacombe County, Alberta**

**MLS # A2249112**



**\$316,000**

**Division:** NONE

**Lot Size:** 2.80 Acres

**Lot Feat:** Treed

**By Town:** Lacombe

**LLD:** 18-40-26-W4

**Zoning:** AG

**Water:** Well

**Sewer:** -

**Utilities:** Electricity, Sewer, Water

This 2.8-acre parcel is located just 1.25 miles south of Lacombe, offering both convenience and privacy. Surrounded by mature spruce trees, the property provides a sheltered and scenic setting. It comes serviced with power, a water well, and a septic tank (condition not guaranteed). Previously set up for a mobile home, the lot features a fully serviced site that makes future placement simple and cost-effective. A survey has been completed on this acreage and has been sent to Land Titles for registration, with finalization expected by the end of August or the beginning of September. This property is ideally situated—just 5 miles from Blackfalds and 10 miles from Red Deer—making it a great balance between rural living and easy access to amenities.