



GRASSROOTS
REALTY GROUP

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309, 27111 Highway 597 Highway
Rural Lacombe County, Alberta

MLS # A2257995



\$749,900

Division:	Burbank		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,764 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Heated Garage, Parking Pad, Quad or More Detached, Sha		
Lot Size:	5.54 Acres		
Lot Feat:	Landscaped, Treed, Views, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-39-27-W4
Exterior:	Log, Wood Frame	Zoning:	R-CR
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Alarm System Hardware, Basement finishing building materials

Sitting on 5.54 acres overlooking the Blindman River, this log-style 1.5 storey home offers character, charm, and panoramic valley views. The main floor features a bright living room with a wood stove, large south-facing windows, and access to the full wrap-around deck. The kitchen provides oak cabinets, laminate counters, a walk-in pantry, and a cozy dining space. Two spacious bedrooms, a 3-piece bathroom with a full tub, and main floor laundry complete this level. Upstairs you'll find a loft-style bedroom with brand new carpet, dual closets, a 3-piece ensuite, and incredible views through the oversized windows. The partly developed basement is framed and comes with materials on hand to continue the work. The foundation is ICF block, and the home is equipped with underfloor heat, a high-efficient furnace, and hot water tank. Outside, the property offers flat, usable land with treed areas, a pathway to a separate flat site that could be ideal for RV Storage, a camping area or future shop, and a large shop with mezzanine and radiant heat (ready for some attention). Recent upgrades include a new septic field and a newer pressure tank. Located in the friendly Burbank community of Lacombe County, this acreage is just minutes to Blackfalds and 10 minutes to Red Deer—an opportunity for quiet country living with town convenience close by.