



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

26127 Township Road 414
Rural Lacombe County, Alberta

MLS # A2264734



\$611,000

Division:	NONE		
Type:	Residential/Cabin		
Style:	Cottage/Cabin		
Size:	956 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	40.01 Acres		
Lot Feat:	Brush, Garden, Many Trees, Meadow, Native Plants, Pasture, Rectangular L		

Heating:	Hot Water, Propane	Water:	Well
Floors:	Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-41-26-W4
Exterior:	Log	Zoning:	1
Foundation:	Wood	Utilities:	Electricity Paid For, Propane
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

40 Acres of paradise! Located on the south side of the JJ Collet nature area, this property offers total seclusion yet is easily accessible from the QE2 just north of Lacombe. Log cabin is rustic. It is heated by an almost brand new boiler and underfloor heat distribution system. There are 2 older mobile homes on the property, one is connected to water, propane and septic and is used as extra sleeping quarters. There is a 26x40 pole shed, fully enclosed, would make great shop or garage. Open face livestock shelter, some rudimentary livestock facilities and various smaller outbuildings offer all types of opportunity. Septic tank is holding only and is newer. Water well believed drilled in 1987 has good supply with a whiff of sulphur (easily knocked out with a water filtration system).