



GRASSROOTS
REALTY GROUP

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**B, 25002 Highway 12
Rural Lacombe County, Alberta**

MLS # A2277947



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,100 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	3.34 Acres		
Lot Feat:	Garden, Many Trees, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Storage

Water:	Well
Sewer:	Sewer
Condo Fee:	-
LLD:	25-40-25-W4
Zoning:	1
Utilities:	-

Inclusions: N/A

Surrounded by mature trees, is 3.34 acres with a private, cozy cabin feeling bungalow and 26x42 garage. This property has so much to offer, including 4 bedroom, 2 bathrooms home, 26x42 garage with 10 foot ceiling, concrete floor with in-floor heat (middle support wall is not load bearing), 20x20 dirt floor garage/barn, 14x19 cabin, 12x 12 wood shed/storage. Many upgrades to this home includes newer shingles (within the last 10 years/50 year shingles), newer siding, fascia, eaves, vinyl windows on main level, upgraded electrical, newer appliances, hot water on demand, new septic and field in 2019.