



GRASSROOTS
REALTY GROUP

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2025 TWP RD 400
Rural Lacombe County, Alberta

MLS # A2281204



\$2,325,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	154.02 Acres		
Lot Feat:	-		
Heating:	-	Water:	Well
Floors:	-	Sewer:	Open Discharge, Septic System
Roof:	-	Near Town:	Bentley
Basement:	-	LLD:	36-39-2-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Mixed

JUDICAL LISTING – 154 Acres located north of Sylvan Lake on the Rainy Creek Road. Land has 141 arable acres with 9 acres of open & bush pasture with some walk out cross fencing. The residence is 1590+/- sq. ft., built in 1994 with 2 bedrooms up and 3 bedrooms down. Main floor has spacious back entry leading into a large country kitchen/living/dining room and center island with vaulted ceilings. Living room has a nice rock face wood fireplace with lots of natural light and views to the north east. Primary suite has double closets and a 4 piece bath with patio door to large north east facing deck. Another 4 piece bath complete the main level. Walk-out basement has 3 bedrooms – average size plus a large family room complete with a corner wood burning stove. There is a cold room, furnace room and laundry room with door to a single attached garage. Lots of natural light with 2 bedrooms having patio doors to exit onto a concrete patio. The shop is 50' x 100' with 16' ceilings, in-floor heat and a 3 piece washroom with corner shower. There are 3 – 14' x 16'; overhead doors plus a 14' x 24'; overhead door with electric opener. Shop has a metal roof and walls and the inside is also metal lined. Nice clean property.