



**2230 Rainy Creek Road Highway
Rural Lacombe County, Alberta**

MLS # A2303197



\$985,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,220 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	RV Garage		
Lot Size:	9.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, See Remarks		

Heating:	Hot Water, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-40-2-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: Shop hoist, work benches, (man cave - office - furnishings), heated ice fishing shack, horse waterers, misc. building materials, air compressor, CB tower, satellite dish

This versatile acreage is 9 acres with access to a great view of Sylvan Lake and Palm's Bay. Boat launching' and beach access are both available close by at the Palm's bay access road (Range Road 23). Another beach and boat access point is available a mile to the east, at Sunbreaker Cove. Other recreation features on this beautiful acreage include the horse-shoe pits, a fire pit, a gold fish pond, and a deck with a hot-tub. The wooded natural areas have large numbers of wild saskatoon, chokecherry and raspberry trees and bushes. The very attractive, easy-entry bungalow has a large open-concept kitchen, living room, family room area, with two bedrooms and a bath and a half, all stainless steel appliances, and a hot-water heating system are other features. Patio doors open to the large wood deck and hot-tub. Extra features of the home include lifetime shingles, quartz counter tops and vinyl plank flooring. The 57' x 26' horse barn has a steel roof and opens to several pasture areas and turn-out yards. The 50' x 44' shop has benches, in-floor heating, air compressor, shop hoist, LED lighting, steel roof, and is hidden from Rainy Creek Road by a natural shelter-belt full of wild birds. This easy access shop could, potentially, provide a home base for a mechanical, welding, or trucking business, or provide a safe home for all of your toy's. The 160 ft deep well, is tested at 14gpm, and the acreage is serviced by a septic tank system.