



34 Montrose Street
Rural Lacombe County, Alberta

MLS # A2049491



\$1,499,000

Division:	Rosedale Valley		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Single Wide Mobile Home		
Size:	1,520 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, I		
Lot Size:	24.04 Acres		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Level, Many Trees, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-40-27-W4
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	AG
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: All ceiling fans, wood stove in living room, 2 garage door openers & all controls, fridge in exercise room, fridge/stove/washer & dryer in pink house, washer & dryer in mobile, all blinds & window coverings, fire pit, shed

RARE OPPORTUNITY!! Are you ready to develop your dream home on an executive country estate with gorgeous 180-degree views, plentiful land for privacy, 600 feet of your own lakefront, beautiful walking trails on your own land connecting to the City of Lacombe trails?! This is a once in a lifetime opportunity to own such a unique property in Central Alberta nestled against the City of Lacombe, one of the most picturesque and desirable communities to live in with close proximity to Red Deer. This property consists of 24.04 acres of AG land which allows you much more freedom on how you utilize it as well as the opportunity to have two permanent residences if you desire. Live in or lease out the immaculate 2006 modular home 1520 sq foot 3-bedroom 2 bathroom with double detached heated garage and a private guest room at the back with its own entrance. Sit by the fire while you entertain family and friends throughout the warm summer nights in the private and peaceful back yard surrounded by multiple crab apple trees and a large wild pear tree that blossoms brilliantly in the springtime. Also, a second 1.5 storey 984 sq foot home built in the early sixties, located in its own yard site, is available to rent out as well, it includes its own two car garage. If you are eager to build, seller is willing to remove the modular home. You will never tire of the beautiful views and will look forward to enjoying every sunrise and sunset with pretty lake view and rolling hills to the West, all from your front 28' x 14' deck!