



GRASSROOTS
REALTY GROUP

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3402 3 Township Road 392
Rural Lacombe County, Alberta

MLS # A2100533



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,448 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	3.83 Acres		
Lot Feat:	Backs on to Park/Green Space, Cleared, Front Yard, Gentle Sloping, Greenbe		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-39-3-W5
Exterior:	Stucco	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Shed(S)

2006 home on 3.8 acres with ag zoning about 3 miles outside the small community of Eckville. The home features ICF block foundation to keep your utility costs at bay and also has a pellet stove in the main floor family room. The main floor consists of 2 bedrooms, full bath, open concept living/dining/kitchen, family room and handy main floor laundry. The fully finished walk out basement has 2 more bedrooms, full bath, another family room space, an entry space with a large sink handy for bringing in veggies from the garden. The office space would make a lovely media room and has underfloor heat throughout this level. Outside there is a huge barn, corrals with stock waterers. The second home although has been updated over the years can be used only as an accessory building.