



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3402 3 Township Road 392**  
**Rural Lacombe County, Alberta**

**MLS # A2100533**



**\$589,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,448 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	3.83 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cleared, Front Yard, Gentle Sloping, Greenbe		

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