



**Sunhaven Road  
Rural Lacombe County, Alberta**

**MLS # A2118171**



**\$2,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	49.17 Acres		
<b>Lot Feat:</b>	Lake, Garden, Gentle Sloping, Other, Private, Rolling Slope, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Private Sewer, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	26-39-2-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Other
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** na

Opportunity knocks! Own a little piece of paradise, bring your plans for development, or buy this as a long term investment! They don't make land anymore and they definitely don't have it in this location! Please do not drive into the yard or down the driveway without an appointment!!!