



2210A Township Road 392
Rural Lacombe County, Alberta

MLS # A2118568

\$2,995,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,334 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	5.85 Acres		
Lot Feat:	Beach, Lake		

Heating:	In Floor, Forced Air, Natural Gas	Water:	None
Floors:	Carpet, Tile, Vinyl	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	15-39-2-W5
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wired for Sound		

Inclusions: ALL APPLIANCES AND FURNITURE AS IS

5.85 acres on approx. 600' of pristine, private lakefront! Coming down the wooded driveway you drive up to this lakefront paradise! This property is situated on the South Shore of Sylvan Lake and has the most incredible views!! The 1334 sqft walkout bungalow has 4 beds and 3 baths. The Primary bedroom has a 5 piece ensuite and a view of the lake that takes your breath away! High ceilings compliment the large open floor plan with an abundance of windows that provide views from everywhere in the home. On those cooler evenings or long winter nights you can cozy up to the wood burning fireplace. The outdoor spaces are what this home is all about. The large front yard is great for outdoor games like bocce and crochet and don't forget about the sand volleyball court! Up top there are 3 decks. The first one is the wrap around deck where your BBQ meals will be created. Second, on the southwest, upper bank there is a large deck for the afternoon sun and evening fires and the third is a large deck overlooking the lake with glass railings. Lake days will never be the same with the most amazing private beachfront area. You are in complete privacy! This is a VERY RARE opportunity for someone to own one of Sylvan Lake's most prestigious properties. The back 62 acres is also available at an extra cost and would allow for a second residence to be constructed.