



23221 Highway 12  
Rural Lacombe County, Alberta

MLS # A2122868

**\$1,605,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,751 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Attached Carport, Concrete Driveway, Driveway, Single Garage Attached		
<b>Lot Size:</b>	197.00 Acres		
<b>Lot Feat:</b>	Farm, Pasture, Private, Treed, Views		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	10-40-23-W4
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Some of the lawn decorations. Grain and Hoppered Storage

OPEN HOUSE JUNE 15 (2-5pm). MINS FROM ALIX! LIVE ON THE ACREAGE, LEASE THE LAND, OR BRING YOUR LIVESTOCK, OR/AND SUBDIVIDE! SO MANY POSSIBILITIES! 197 +/- ACRES of prime land zoned AG with incredible equity building opportunity plus 2 revenue generating leases. With vast stretches of both arable and pasture, water bodies and treed areas, this property offers a blank slate for cultivation, recreation and subdivision potential. Service leases offer \$5600/year with lease roads for easy access to development. This unique walk up bungalow home offers just under 4000 sqft total 4 bedrooms, 4 bathrooms, workshop, single attached garage, carport, 30x50 shop with electricity and cement floor, barn, old corrals, grain and hopped storage. New renovations in the home include over 70k worth new triple pane windows throughout the home, new roof with rubber shingles, eavestroughs, newly dug 120' free-flowing artisan well - no shortage of water here. Holding tank, pressure pump, hot water tank, new blinds and pull downs, all new appliances which includes and induction stove top, updated bathrooms, paint, new upper wrap around deck/balcony with 2 new exterior doors. The beautiful scenic treed road to the home is inviting meeting a paved circular driveway at the front of the house. Inside there is a grand entrance with a high vault ceiling, almost ground to ceiling windows, wood burning fireplace, a center piece staircase is next level with a study and wet bar meeting you at the top , open concept kitchen, dining with a bay window, wrap around deck with dream views, upper level laundry room. The Primary room with a 2 piece ensuite, walk in closet, lay in bed looking out to the picturesque private landscape. There is another spa-like 3 piece bathroom with a raised sunken tub where you can drift your worries away starring out to the

western views. An extra bedroom, 4 piece bathroom and office. Downstairs offers 2 large additional bedrooms, a 3 piece bathroom, workshop and utility room. The location is prime, 3 mins to the village of Alix, 20 mins approx to either Lacombe or Stettler and 40 mins to Red Deer. This property combines the tranquility of rural living with easy access to amenities. This a rare opportunity. Don't miss your chance to own this incredible acreage with limitless potential!