4, 27111 Highway 597
Rural Lacombe County, Alberta

MLS # A2200777

$1,149,000

Division:	Burbank
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	1,520 sq.ft.
Age:	1995 (30 yrs old)
Beds:	4
Baths:	3
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage
Lot Size:	29.04 Acres
Lot Feat:	Dog Run Fenced In, Landscaped, Private, Rolling Slope, Treed

Heating:	Fireplace(s), Forced Air	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	**Sewer:**	Holding Tank, Septic Field
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite	**LLD:**	23-39-27-W4
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	AG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks, Vinyl Windows		

Inclusions: Upstairs: Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Window Coverings Downstairs: Fridge, Stove, BI Dishwasher, Microwave, Washer, Dryer, Pool Table and Accessories negotiable.

VERY RARE OPPORTUNITY TO OWN 29 ACRES AT BLACKFALDS WITH OVER 1/2 km of FRONTAGE ON HWY 597 on Pavement! Currently zoned Agricultural, this land holds great potential for rezoning and development or as a Equistrian Horse Farm. This Gorgeous Acreage truly has it all! Walk out Bungalow with oversized attached heated garage, Gorgeous Open Floor with New Vinyl Plank Flooring throughout the main floor, Vaulted Ceilings, Large Kitchen open to the Dining room and Livingroom with Gas Fireplace! Walk out Basement with Huge Family room and Pool Table., Second Kitchen, Large Cold Room, Wood Burning Stove, and so much more. And now for the land: Large Garden Area with Raspberries, Many Fruit Trees, Playground Set, Dog Run Fenced in, 2 aerated Fishing Ponds(Not currently stocked but did have Rainbow Trout), Barn set up for Horses or Goats, Vinyl cross fencing. And best of all Over 1700 Feet of Hwy 597 Frontage!!! County of Lacombe just approved secondary residences on parcels over 10 acres!!! This property HAS UNLIMITED POTENTIAL!!!