



GRASSROOTS
REALTY GROUP

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**Sunhaven Road
Rural Lacombe County, Alberta**

MLS # A2202421



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,936 sq.ft.	Age:	1988 (37 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	49.17 Acres		
Lot Feat:	Garden, Gentle Sloping, Lake, Other, Private, Rolling Slope, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Private Sewer, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	26-39-2-W5
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	Other
Features:	Vaulted Ceiling(s)		

Inclusions: none

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!!!