



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

25420 Township Road 400  
Rural Lacombe County, Alberta

MLS # A2204293



**\$2,250,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,982 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	77.90 Acres		
Lot Feat:	Farm		

Heating:	Hot Water	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	5-40-25-W4
Exterior:	Log	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

**Inclusions:** kitchen table and chairs

Perfect Equestrain Center.....84 x 200 heated indoor riding arena with viewing area & 2 pc bathroom...200x 100 outdoor riding arena....seperate heated barn with 14 box stalls..... approx 10 stock waterers....lots of large paddocks... 2nd home is 2684 sq.ft. modular home with attched garage.....hay shed, machine shed, all on paved roads... only 15 minutes east of Blackfalds... A must see to appriciate everything it has to offer.....!!!!!!