

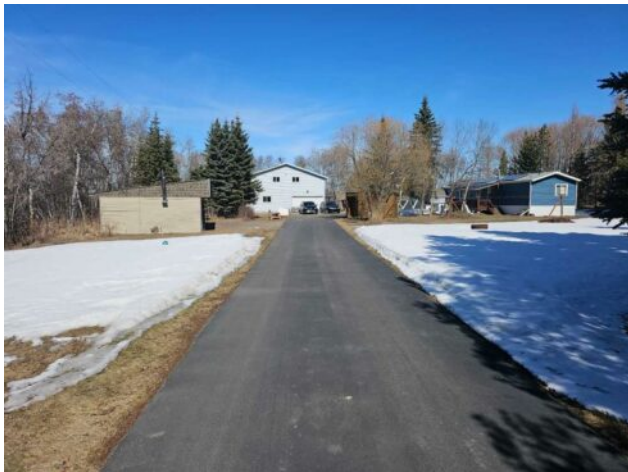


GRASSROOTS
REALTY GROUP

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25418 597 Highway
Rural Lacombe County, Alberta

MLS # A2208012



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,386 sq.ft.	Age:	1984 (41 yrs old)
Beds:	6	Baths:	4
Garage:	Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated C		
Lot Size:	4.54 Acres		
Lot Feat:	Garden, Landscaped, Treed		

Heating:	Baseboard, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-39-25-W4
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete, Slab, Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan		

Inclusions: 1 fridge, 1 stove, 1 hood fan, solar panels, all ceilings fans, 1 washer and 1 dryer, garage door opener and 1 control, wood shed, wood stove in living room

This is one of a kind property with many, many upgrades. New Solar Panels which offer significant energy savings, \$36,000, installed 2021. A two story garage with 2 piece bathroom & loft, \$115,000, built 2021. Brand new boiler, \$5000, installed 2023. New wood shed, \$3000, 2023. A great opportunity for a large family to enjoy the 6 bedrooms and 4-4 piece baths, or use the abundant space to entertain guests. This home also has a NEW on demand hot water system, 2021, multiple newer windows in the dome house installed in 2021, and a few more in 2022. There is a great freestanding wood burning fireplace to cozy up to. You also have a separate, newly renovated, heated, studio/workshop building to enjoy c/w a freestanding wood stove, PLUS the heated garage with a loft to work on your choice of crafts, mechanics, or to run a business...so many options here. This 4.54 acre lot is well treed and has a garden spot needing to be rototilled to grow your own vegetables this summer. Nature abounds with wildlife, and the property is located on a paved highway and has a NEWER private paved driveway right to your front door, (\$40,000), 2021. A NEW \$40,000 SEPTIC TANK AND FIELD installed October 2023, and much, much more! NOTE- The mobile home with 3 bedrooms, 2 baths and living room, minus a kitchen is perfect for extra sleeping quarters for your guests or family.) All in All a great place to call your very own home.