



GRASSROOTS
REALTY GROUP

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249 Briar Road
Rural Lacombe County, Alberta

MLS # A2212206



\$847,900

Division:	Burbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,933 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized		
Lot Size:	2.32 Acres		
Lot Feat:	Irregular Lot, Landscaped, Many Trees		

Heating:	Boiler, High Efficiency, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl Plank	Sewer:	Private Sewer, Pump, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Satellite Internet
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Storage		

Inclusions: Storage Shed, Air Compressor in Shop, 2 Workbenches, 1 Shelving Unit, Starlink Internet Equipment

Shockingly quiet, serene and private! Just minutes to Red Deer, Blackfalds or the QE2 corridor, this Burbank acreage is perfectly situated. Giant bungalow built on concrete foundation crawl space (insulated with styrofoam) has been meticulously maintained. All new plumbing lines, not just for the fixtures but for the floor heating system as well, new boiler, newer hot water tank, newer pressure tank... all installed in the past 4 years. The home is sparkling clean and bright. New white kitchen with quartz counters and island make meal prep a pleasure. The attached oversized single garage houses a store room as well as the utility room and still has lots of space for a vehicle. The 2015 built 30x50 shop is amazing. Completed with concrete walls, it is heated and has a main drive door of 14x14. There is a second drive door (6Wx8H) and two man doors. Property also has a huge powered storage shed (14x20) with tin exterior and interior and wood floor. Grounds are impeccable and the care and effort this property has had over the years is clear. Seller will have all carpets stretched after move out and prior to possession. The property has recently been subdivided and the survey stakes indicate the north boundary.