

1530 TWP Road 414
Rural Lacombe County, Alberta

MLS # A2253862



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,090 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Garage		
Lot Size:	18.17 Acres		
Lot Feat:	Farm, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private		

Heating:	In Floor Roughed-In, Forced Air	Water:	Well
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	30-41-1-W5
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	Ag
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Track Lighting, Vinyl Windows		
Inclusions:	List Available		

18 Acres just a "stones throw" off Highway 20! Life doesn't get any better than this!!! Come take a look at this great two story home sitting on a perfect parcel of land with a GREAT house, large shops and lots of outside cold storage buildings. The home has all the bedrooms for the growing family with a huge kitchen with the living room right off the kitchen/dining area. The main floor layout has a 1/2 bath when you come in from the outside activities or work. The main floor living is separated from the 4 bedrooms on the second level to give the family the room to keep everybody out of each others way, but still with a great practical layout. There are four very good sized bedrooms on the second level along with a 4 piece bathroom. The large primary bedroom has 3 piece ensuite. There is a door out the primary bedroom to a landing with an amazing spiral staircase that goes down to the main level rear deck facing to the west. This back deck is right off the living room to enjoy the incredible sunsets. Just off the kitchen entrance to the east is a patio that is the perfect afternoon cooking/eating area on a large raised stamped concrete patio. The home has had the electrical panel redone along with all the Poly B plumbing pipe replaced. The outside of the home is low maintenance with the Hardy Plank siding added in 2018, going along with the metal roof to make sure of durability and ease of maintenance. There have been numerous upgrades done to the house in the last 10 years along with the furnace replaced in 2021 and Central A/C added in 2022. A RO water system and a water treatment system were installed in 2023. The basement is partially finished patiently waiting for the new owners to develop it for more great living space. Once you head out to the yard area there is a large main shop that was used as a repair shop for years and the attached woodworking shop is

the answer to have everything under one roof. This huge shop is fully covered with metal for durability and again low maintenance. If friends or extended family come to visit in a RV and decide to stay for a visit, there is a separate 30 AMP hookup just off the driveway. The pasture area to the East and north of the property is ready for some grazing livestock or whatever plan the new owner's have for the land. This property has all the qualities your looking for to enjoy the country life.