

2025 TWP RD 400
Rural Lacombe County, Alberta

MLS # A2281204



\$2,325,000

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|-----------|--------------|--------|---|
| Division: | NONE | | |
| Cur. Use: | - | | |
| Style: | - | | |
| Size: | 0 sq.ft. | Age: | - |
| Beds: | - | Baths: | - |
| Garage: | - | | |
| Lot Size: | 154.02 Acres | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|-------------------------------|
| Heating: | - | Water: | Well |
| Floors: | - | Sewer: | Open Discharge, Septic System |
| Roof: | - | Near Town: | Bentley |
| Basement: | - | LLD: | 36-39-2-W5 |
| Exterior: | - | Zoning: | AG |
| Foundation: | - | Utilities: | - |
| Features: | - | | |

Major Use: Mixed

JUDICIAL LISTING – 154 Acres located north of Sylvan Lake on the Rainy Creek Road. Land has 141 arable acres with 9 acres of open & bush pasture with some walk out cross fencing. The residence is 1590+/- sq. ft., built in 1994 with 2 bedrooms up and 3 bedrooms down. Main floor has spacious back entry leading into a large country kitchen/living/dining room and center island with vaulted ceilings. Living room has a nice rock face wood fireplace with lots of natural light and views to the north east. Primary suite has double closets and a 4 piece bath with patio door to large north east facing deck. Another 4 piece bath complete the main level. Walk-out basement has 3 bedrooms – average size plus a large family room complete with a corner wood burning stove. There is a cold room, furnace room and laundry room with door to a single attached garage. Lots of natural light with 2 bedrooms having patio doors to exit onto a concrete patio. The shop is 50' x 100' with 16' ceilings, in-floor heat and a 3 piece washroom with corner shower. There are 3 – 14' x 16'; overhead doors plus a 14' x 24'; overhead door with electric opener. Shop has a metal roof and walls and the inside is also metal lined. Nice clean property.