



**25408 Highway 597**  
**Rural Lacombe County, Alberta**

**MLS # A2283585**



**\$835,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-39-25-W4
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

**Inclusions:** (2) TV's, TV Wall Mounts, All Window Covering, Garden Shed, Gun Safe Bolted, White Bookcase in Basement Bedroom, Chest Freezer in Garage, Starlink Receiver.

Situated along Highway 597, this property offers a prime location with convenient access. The NOVA Chemicals plant security passes by the property once every hour, providing an added sense of security. A long driveway, serving as an easement, ensures privacy and minimizes highway traffic noise, offering a peaceful living environment. Enjoy the best of both worlds, with easy access to the highway without the need for gravel road travel. Conveniently located, it's only a 15-minute drive to Blackfalds, 20 minutes to Lacombe, and 20 minutes to Red Deer, providing access to a range of amenities. Inside this home built in the year 2000, you'll find 4 bedrooms and 3 bathrooms, offering ample space for family and guests. The open layout kitchen is perfect for entertaining. The front door split entrance has an adjacent mudroom which provides convenient storage. With a great existing layout and the potential for renovations, this home offers endless possibilities for customization and enhancement. This property has had a brand-new septic system installed within the last 2 years. Step outside and immerse yourself in the beauty of the well-established yard, adorned with plenty of perennials that add color and charm throughout the seasons. Relax and unwind on the rear balcony, overlooking the lush greenery, creating a cozy and inviting atmosphere. A lovely garden nestled beside the patio offers the perfect spot for cultivating your favorite plants and herbs. Protect your assets from the elements in the spacious 80ft x 48ft metal clad cold storage building built in 2018, offering a generous 3840 square feet of space and equipped with a full-lift aircraft-style door for easy access. The first door measures 24-feet-wide by 16-feet-high and 12-feet wide by 10-feet-high. This building does have power hookup, clay base and is perfect for keeping items safe from rain, snow, and sun

exposure. Built in 2018, it provides modern storage solutions to suit your needs. Built in 1970, this 2400 square foot shop provides the perfect space for your hobbies, or storage. The 40ft x 60ft insulated shop is equipped with concrete flooring and 16-foot ceilings and an 18-foot-wide and 14-foot-high front door. There is power and water hook up and the shop is plumbed for gas providing potential for heating options for additional comfort as well. The stable is equipped with power and offering versatility for your needs. With 4 stalls, a concrete floor, it is ideal for a couple of horses. The open front equipment shed is 20ft x 50ft and 13 ft high. With ample space power hook up and easy access, this shed provides practical storage solutions for your larger items or vehicles.