



**3110 Township Road 411
Rural Lacombe County, Alberta**

MLS # A2305721



\$810,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,558 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	5.73 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours B		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	11-41-3-W5
Exterior:	Brick, Stucco	Zoning:	AG
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home		

Inclusions: C-Can, swing set, shed, garage shelving, fridge and freezer in garage

Set on 5.73 acres, this stunning two story home offers breathtaking views , creating a truly peaceful and picturesque setting. With over 3,500 sq ft of living space, 4 bedrooms, and 5 bathrooms, there’s room here for both everyday comfort and entertaining. Step inside to a striking front entry highlighted by a sweeping staircase and beautiful oak detailing that adds warmth and character throughout. A spacious kitchen, complete with abundant cabinetry, granite countertops, and a generous separate dining area that's perfect for hosting , while the front living room captures incredible views. Designed for both relaxation and recreation, the home also features an amazing area with a pool table, and access to a front deck, along with a versatile den ideal for a home office, gym, or flex space. Upstairs, you’ll find four well-sized bedrooms, including a spacious primary suite with a walk in closet and a private ensuite featuring a glass and tile shower. The exterior is just as impressive, with a beautifully landscaped yard filled with mature trees, perennials, fruit trees, and berry bushes, and a large garden space. A paved, tree-lined driveway welcomes you home, along with an attached front garage and an additional side garage offering convenient access for storage, recreational vehicles, or equipment. Surrounded by nature and offering exceptional privacy, this property delivers the perfect balance of space, comfort, and scenic beauty, an ideal place to call home.