



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

176, 27111 Highway 597 Road
Rural Lacombe County, Alberta

MLS # A2305949



\$709,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,300 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	1.26 Acres		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-39-27-W4
Exterior:	Wood Frame	Zoning:	2
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Home Available Upon Completion - UNRIVALED POTENTIAL ON A 1.26-ACRE CORNER ESTATE! Why settle for a standard lot when you can secure the premier corner plot in the prestigious Burbank Heights minutes from Blackfalds? Spanning a sprawling 1.26 acres, Lot 14 offers the ultimate canvas for your dream lifestyle in Lacombe County. This property provides unmatched flexibility: choose to build a high-quality masterpiece with Falcon Homes or bring your own builder, floorplan to bring your specific vision to life. As a massive corner lot, you benefit from enhanced privacy and multiple access points, perfect for a future shop, triple-car garage, or expansive professional landscaping. Burbank Heights is quickly becoming the region's preferred address, known for its community-focused atmosphere and immediate proximity to the amenities of Lacombe and Blackfalds. Whether you are looking for a turnkey build or a custom project, this is a rare opportunity to secure one of the final four remaining lots in a subdivision where value is rising every day. Pictures are Representative. Price reflects the 1383SF Bungalow pictured in the listing.