



22321 TWP RD 414
Rural Lacombe County, Alberta

MLS # A2310006



\$580,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,124 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	5.97 Acres		
Lot Feat:	Garden, Gazebo, Landscaped, Lawn, Level, Many Trees, Private, Rectangular		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	21-41-22-W4
Exterior:	Stucco	Zoning:	Agricultural "A" District
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Tile Counters, Vinyl Windows		

Inclusions: Gas Stove, dishwasher, Fridge, wood stove, shelving in storage area, washer/ dryer, AC unit, cook area table, hot tub (as is), Gazebo, some outside decor chipmunk lamp planter, driveway entrance decor, rain barrels, well decor, large garden hose reaches to the garden, laundry line, all outer buildings including sheds, chicken coupe etc,

Tucked back off a quiet gravel road on long tree-lined driveway featuring spruce, poplar, trees and catenonia bush providing both privacy and protection from dust. This move-in ready home sits perfectly positioned set back off the main road and capturing views of Buffalo Lake from the south-facing 40' x 10' three-tier deck. Whether you're enjoying your morning coffee, entertaining friends, or simply soaking up the sun, this is the kind of outdoor space acreage buyers dream about. All decks have been stained within the past two years the property has been cared for with pride. Inside, the home offers a warm and functional layout. Entering through the side door, into the kitchen featuring tile countertops, a 2-year-old gas stove, and an abundance of real wood cabinetry. The dedicated dining room with patio doors to that huge south deck flows directly into the living room complete with a cozy wood stove, creating an inviting gathering space year-round. High-end scratch and pet-resistant laminate flooring adds both style and durability for busy families or furry friends alike. Down the hall you'll find three spacious bedrooms, a 4-piece bathroom, and a primary bedroom complete with his-and-her closets and a 2-piece ensuite. The basement adds even more functional living space. The massive rec room is truly a standout feature with tongue-and-groove and live-edge wood accents creating a rustic, cabin-like atmosphere perfect for entertaining, relaxing, or family movie nights. A separate craft, sewing, or exercise room sits in the southwest corner alongside additional under-stair storage. The utility and laundry room is exceptionally well maintained consistent with the entire property. Hot water tank replaced approximately 4 years ago, a hot water exchange system for the in-floor basement heat replaced within the past year, and a well pump

also replaced within the last year. Fully updated to vinyl windows. The home is additionally equipped with CO2 alarms for peace of mind. Off this area you'll also find a finished 2-piece bathroom wrapped in tongue-and-groove pine along with a large bonus/play room complete with a closet and a dedicated laundry space with storage cabinets for ease of use. Outside, the detached double garage has been rebuilt following a 2022 fire, down to the studs and spray foamed with fire-retardant insulation. The garage also features hot water, a sink, two insulated steel overhead doors, and bonus insulated storage space at the front. The yard and landscaping are what truly elevate this property into something special. This is not a bare acreage it's a fully established homestead developed over years of care and attention. Mature trees, fenced areas, gardens, and countless perennials and fruit-bearing plants create a setting that feels private, peaceful, and alive. The property features apple trees, cherry trees, saskatoons, raspberries, strawberries, gooseberries, roses, lilacs, buffalo berries, and much more. What a rare find!