



**24219 413 Township  
Rural Lacombe County, Alberta**

**MLS # A2311637**



**\$859,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	5.19 Acres		
<b>Lot Feat:</b>	Level, Other, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Set on 5.19 picturesque acres in beautiful Lacombe County, this exceptional acreage offers the perfect blend of country charm, modern upgrades, functionality, and privacy. Tucked away with its own private driveway and not located within a subdivision, this property delivers the peaceful rural lifestyle so many buyers are searching for – with space, freedom, and fewer neighboring restrictions. Originally built in 1995, the home has been extensively renovated in 2024, offering the perfect balance of established acreage living with the feel and style of a much newer home. Inside, you’ll find bright and welcoming living spaces designed for both everyday comfort and entertaining, with updated finishes and thoughtful improvements throughout. Large windows capture the surrounding countryside views while filling the home with natural light. Outside is where this property truly stands apart. The detached double garage provides excellent space for vehicles, storage, or workshop use, while the impressive quonset shop offers incredible versatility for equipment, hobbies, business use, recreational toys, or additional storage. Properties with this level of usable infrastructure and acreage flexibility are becoming increasingly difficult to find. With 5.19 acres to enjoy, there is ample room for gardening, animals, outdoor recreation, or future expansion. Whether you’re looking for a family acreage, hobby farm potential, or a property that supports both work and lifestyle needs, this property offers exceptional versatility and value. Surrounded by open skies and mature landscape, this fully renovated acreage combines the tranquility of country living with convenient access to nearby amenities and major routes. A rare opportunity to own a move-in ready acreage where the hard work has already been done.