



**GRASSROOTS**  
REALTY GROUP

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23221 Township Road 394  
Rural Lacombe County, Alberta

MLS # A2323849



**\$899,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	1935 (91 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	-		
<b>Lot Size:</b>	80.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, Square Shap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	-	<b>Near Town:</b>	Alix
<b>Basement:</b>	Full	<b>LLD:</b>	22-39-23-W4
<b>Exterior:</b>	-	<b>Zoning:</b>	1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Major Use:** Mixed, See Remarks

Discover the perfect blend of privacy, versatility, and income-generating potential on this exceptional 80-acre agricultural property, located less than 10 minutes from Alix. Whether you're looking to operate a business, expand your agricultural operation, or enjoy peaceful country living, this property offers endless possibilities. The impressive 38' x 119' heated shop is thoughtfully equipped with office space, a bathroom, laundry hookups, and in-floor heat, making it ideal for a wide range of commercial, agricultural, or hobby uses. The oversize door allows mechanics, farm equipment, or truckers a useable and functional space to work. The 1,400 sq. ft. walkout home features 3 bedrooms, 2 bathrooms, multiple living areas, and ample storage. Live comfortably while operating your business, convert the home into dedicated office space, or generate additional income by renting it as an investment property. With 80 acres of AG-zoned land, you'll have the flexibility to tailor the property to your vision, whether that's farming, livestock, equestrian use, a home-based business, or future expansion. A rare opportunity to own a private, multi-functional property with exceptional potential.