



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3021 Township Road 400
Rural Lacombe County, Alberta

MLS # A2325915



\$1,250,000

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|--------------------|--------------|
| Division: | NONE |
| Type: | Industrial |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 2,400 sq.ft. |
| Zoning: | AG |

| | | | |
|--------------------|---|-----------------------|---|
| Heating: | Overhead Heater(s), Natural Gas | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | See Remarks | Utilities: | Electricity Connected, Natural Gas Connected, Water Connected |
| Exterior: | - | Parking: | - |
| Water: | Private, Well | Lot Size: | 141.25 Acres |
| Sewer: | - | Lot Feat: | - |
| Inclusions: | 40x60' Insulated & Heated Shop, 8X53' Parts Trailer (includes shelving) | | |

Spanning 141.25 acres, this exceptional property is a prime opportunity for buyers seeking space, versatility, and modern amenities. Nestled amidst dense evergreens with Sylvan Lake's water edge nearby, it offers both natural beauty and practical functionality. The property features a state-of-the-art 40x60' insulated shop with overhead radiant heat, 16" door, concrete floor with drain, a poured concrete apron, metal siding inside and out, perfect for heavy-duty projects. A massive, level gravel staging area is ideal for oilfield, industrial, or storage needs. Fully serviced with natural gas, water and electricity (100amp), the land is completely fenced and cross-fenced, boasting a premium steel gate entrance for added security and appeal. Additional highlights include a 8X53' trailer skid shack and a septic tank (shop drain), making this expansive property a rare find for industrial, agricultural, or recreational buyers looking for a blend of utility and serene surroundings. The land opens up to the SW. The seller grazes between 80-100 head of bucking horses on this land. You could log some additional room depending on needs, everything is fenced/gated for grazing without issues around the wet areas; including the gravel area, which is enclosed back to the gate. Rainy Creek Rd. does not ban in the spring for heavy equip making this property ideal for commercial use. New water well has been drilled in December 2025, 10-20 GPM fresh water.