



GRASSROOTS
REALTY GROUP

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4123 410 Township
Rural Lacombe County, Alberta

MLS # A2335447



\$299,900

Division:	NONE		
Type:	Residential/Cabin		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	842 sq.ft.	Age:	1990 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	10.60 Acres		
Lot Feat:	Creek/River/Stream/Pond, Few Trees, Garden, Native Plants, No Back Lane,		

Heating:	Electric, Propane, See Remarks, Wood, Wood Stove	Water:	Well
Floors:	Linoleum, Wood	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	35-40-4-W5
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	A (Agricultural)
Foundation:	None, See Remarks	Utilities:	Electricity Connected, Natural Gas, High Speed Intern
Features:	Laminate Counters, Primary Downstairs		

Inclusions: Large air compressor located in shed to stay. Additional items may be included see agent remarks.

If your dream acreage starts with ducks at dawn, birds in the yard and enough room for a few animals, this one deserves a look. Set on approximately 10.6 acres in Lacombe County, this unique Agricultural-zoned property offers a remarkable mix of established yard site, open space and wetland habitat made for bird lovers, waterfowl enthusiasts and anyone who would rather watch wildlife than neighbours. The property includes a rustic cabin with a generous living room, separate kitchen, bedroom, 4-piece bathroom, laundry room, storage room and loft. Appliances include a fridge/freezer, dishwasher, washer and dryer. Heat is provided by a freestanding wood stove, wall-mounted propane heater and supplemental electric heat in the bathroom. The property is connected to electricity and served by a productive well located in an insulated, heated pump house. A large red metal-clad shop adds approximately 739 sq. ft. of useful space, including a 565 sq. ft. main workshop plus separate storage area, with a concrete floor, overhead door, workbench and loft storage. Lacombe County recently reduced the minimum parcel size for a second dwelling from 40+ acres to 10+ acres, creating even more possibilities for this acreage, subject to applicable setbacks, permits and approvals. Outside is where this acreage really earns its keep, with plenty of room for gardens, pens, projects and animals such as goats, pigs or cattle. The surrounding water and wetland areas create outstanding habitat for birds and waterfowl. This isn't a manicured, cookie-cutter acreage. Bring your boots, your binoculars and your ideas.