



**GRASSROOTS**  
REALTY GROUP

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23515 Township Road 402  
Rural Lacombe County, Alberta

MLS # A2338757



**\$585,000**

|           |                                                                                |        |                   |
|-----------|--------------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                           |        |                   |
| Type:     | Residential/House                                                              |        |                   |
| Style:    | Acreage with Residence, Bungalow                                               |        |                   |
| Size:     | 1,561 sq.ft.                                                                   | Age:   | 2013 (13 yrs old) |
| Beds:     | 3                                                                              | Baths: | 2 full / 1 half   |
| Garage:   | Additional Parking, Garage Faces Front, Gravel Driveway, Insulated, Off Street |        |                   |
| Lot Size: | 11.47 Acres                                                                    |        |                   |
| Lot Feat: | Irregular Lot, No Back Lane, Private, Treed                                    |        |                   |

|             |                                                     |            |                                              |
|-------------|-----------------------------------------------------|------------|----------------------------------------------|
| Heating:    | In Floor, Forced Air, Natural Gas                   | Water:     | Well                                         |
| Floors:     | Carpet, Laminate, Tile                              | Sewer:     | Septic Tank                                  |
| Roof:       | Asphalt Shingle                                     | Condo Fee: | -                                            |
| Basement:   | Full                                                | LLD:       | 18-40-23-W4                                  |
| Exterior:   | Composite Siding                                    | Zoning:    | AG                                           |
| Foundation: | Poured Concrete                                     | Utilities: | Electricity Connected, Natural Gas Connected |
| Features:   | Bathroom Rough-in, Separate Entrance, Vinyl Windows |            |                                              |

**Inclusions:** As-Is, Where-Is

11.47 acres with a walkout bungalow, 32x32 shop building, and beautiful prairie views! Situated just 20 minutes from Lacombe and 12 minutes from Alix, with a bit of work this acreage could be an amazing hobby farm or the quiet country escape you've been looking for. The exterior of the home appears to be newer with composite siding and asphalt shingles, while the walkout level will require siding work and parking work to be completed, along with landscaping throughout. Inside a bright and spacious main level offers a large side entry with mud room, laundry, and a 2 pce bathroom that leads into the kitchen. The kitchen features oak cabinetry and a corner pantry, while the dining room sits adjacent to a large living room that takes advantage of the views to the East. Three bedrooms on the main floor include a spacious primary with a private ensuite that offers a large tub and separate tiled shower, while the other two bedrooms share a full 4 pce bathroom. Stairs into the basement have not been completed yet, but the basement is accessible via the walkout door outside. The basement is unfinished and offers a rough in for a bathroom, as well as in-floor heat, an upgraded high efficient hot water tank, high efficient furnace, and newer electrical panel. The 32x32 detached shop has a 2 pce bathroom.