



GRASSROOTS
REALTY GROUP

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3402 3 Township Road 392
Rural Lacombe County, Alberta

MLS # A2344876



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,448 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	3.83 Acres		
Lot Feat:	Backs on to Park/Green Space, Cleared, Front Yard, Gentle Sloping, Greenb		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-39-3-W5
Exterior:	Stucco	Zoning:	1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

A Little Piece of Country Just Minutes from Eckville! Set on 3.8 acres with agricultural zoning and located approximately 3 miles from the welcoming community of Eckville, this 2006-built acreage offers the space, versatility and country lifestyle you've been looking for. With two barns, corrals and stock waterers, there's plenty of potential to create your own tiny hobby farm, keep a few animals, garden, or simply enjoy having room to breathe. The home was thoughtfully constructed with an ICF block foundation, helping with both energy efficiency and year-round comfort. Inside, the main floor offers a bright open-concept kitchen, dining and living area, along with a cozy family room featuring a pellet stove. Two bedrooms, a full bathroom and convenient main-floor laundry complete this level. Downstairs, the fully finished walkout basement adds exceptional living space with two additional bedrooms, a full bathroom, another family room and an office that would also make a fantastic media or games room. In-floor heat keeps the entire lower level comfortable, while the spacious walkout entry includes a large utility sink — perfect for washing up after working outside or bringing in fresh vegetables from the garden. The home will also be freshly painted, with new flooring throughout the lower level, giving the next owners a fresh start. Outside is where this property really shines. Two barns, corrals and stock waterers provide plenty of possibilities for animals, projects and storage. Whether you've dreamed of a few chickens, a couple of animals, a big garden or simply your own peaceful piece of Alberta countryside, this acreage gives you the opportunity to make it yours. A second dwelling on the property has seen updates over the years; however, it is permitted for use as an accessory building only. Country living, hobby-farm potential and 3.8 acres

to call your own — all just minutes from Eckville.