

\$850,000 - 1417 Township Road 412, Rural Lacombe County

MLS® #A2202839

\$850,000

4 Bedroom, 2.00 Bathroom, 2,148 sqft
Agri-Business on 18.63 Acres

NONE, Rural Lacombe County, Alberta

Welcome to your dream property designed for the equestrian enthusiast! Nestled in a picturesque setting with mature trees and a creek, this stunning 18.63-acre estate offers an unparalleled combination of luxury living and equestrian amenities. Property highlights include: a 2,090 sq. ft. manufactured home constructed with durability, style and comfort in mind. It features a contemporary floor plan and design with state-of-the-art modular building techniques, you can rest assured that this home is energy efficient and built to last. It is packed with modern features such large kitchen island, farm sinks, sliding barn doors and beautiful tile backsplash. It is family friendly with both a living room for the parents and a family room for the children. A luxurious primary 5-piece ensuite with large tub and a super shower. Beyond the home, the property offers a barn that is sure to impress, measuring 38'x42' with a metal roof and siding, concrete floor, insulation, finished in kick plank and metal, and an overhead forced air heating system. Complete with a tack room, box stall, and a finished loft perfect for a craft room, this barn is a horse lover's dream or a very nice shop. Additionally, a 30'x60' pole shelter with a gravel floor provides ample cold storage space. Outdoors, a 100'x200' riding arena awaits, featuring a sand base and vinyl fencing for your horses to thrive and train. This remarkable property seamlessly combines



luxury living with top-notch equestrian facilities, creating a unique opportunity to embrace the equestrian lifestyle. Live your dream on a property that caters to your passion for horses and luxury living. Due to amendments in the Lacombe County Bylaws, this property is now eligible to have a second residence.

Built in 2020

Essential Information

MLS® #	A2202839
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,148
Acres	18.63
Year Built	2020
Type	Agri-Business
Sub-Type	Agriculture
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	1417 Township Road 412
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Basement	None

Exterior

Lot Description Creek/River/Stream/Pond, Farmland/Lot
Construction Vinyl Siding, Wood Frame
Foundation Piling(s)

Additional Information

Date Listed March 17th, 2025
Days on Market 13
Zoning Agriculture

Listing Details

Listing Office Coldwell Banker Ontrack Realty



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