

**B, 25002 Highway 12**  
**Rural Lacombe County, Alberta**

**MLS # A2277947**



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	3.34 Acres		
<b>Lot Feat:</b>	Garden, Many Trees, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-40-25-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** N/A

Surrounded by mature trees, is 3.34 acres with a private, cozy cabin feeling bungalow and 26x42 garage. This property has so much to offer, including 4 bedroom, 2 bathrooms home, 26x42 garage with 10 foot ceiling, concrete floor with in-floor heat (middle support wall is not load bearing), 20x20 dirt floor garage/barn, 14x19 cabin, 12x 12 wood shed/storage. Many upgrades to this home includes newer shingles (within the last 10 years/50 year shingles), newer siding, fascia, eaves, vinyl windows on main level, upgraded electrical, newer appliances, hot water on demand, new septic and field in 2019.