\$1,139,000 - 3318 Township Road 400, Rural Lacombe County

MLS® #A2221814

\$1,139,000

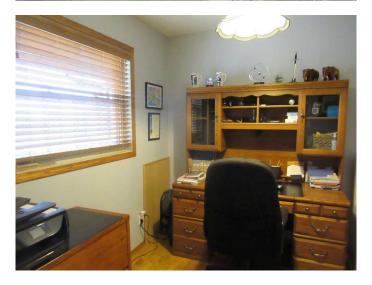
4 Bedroom, 4.00 Bathroom, 2,025 sqft Residential on 4.09 Acres

NONE, Rural Lacombe County, Alberta

Riverside acreage with access to the Medicine River! This is a remarkable property with exceptional attention to detail. The first thing you will notice is the immaculately groomed yard with an irrigation system consisting of 12 zones, raised gardens and a paved lot. The low maintenance exterior of this home includes stucco, brick accents and rubber euroshield shingles which were installed July of 2024, and all windows and doors replaced in 2016. When you enter this home you are welcomed by a central dinette and a spacious kitchen loaded with oak cabinets, granite countertops, upper lighting accents, eating bar and corner pantry. The sunken living room has vaulted ceilings and a central focal point being a stone faced wood burning fireplace. The primary bedroom is located down the hall with a large walk in closet and an exceptional ensuite with walk in shower. A second bedroom, main floor office and 2 additional bathrooms along with a convenient laundry room complete the main floor. In the lower level you will discover a large family room for entertaining, an additional bedroom, 3 piece bath, a flex room and a kitchenette/games room complete with sauna. Let's not forget the benefits of in floor heat in addition to the forced air furnace and a novo clear water softener. Outside you will discover a guest house, garden boxes, fenced yard, and a dream shop and extensive room for RV parking. North of the house is







additional land for you to expand your dreams. And last but not least you are on a NO exit road.

Built in 1991

Essential Information

MLS® # A2221814 Price \$1,139,000

Bedrooms 4

Bathrooms 4.00 Full Baths 4

Square Footage 2,025 Acres 4.09 Year Built 1991

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 3318 Township Road 400

Subdivision NONE

City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T0M 0X0

Amenities

Parking Spaces 6

Parking Double Garage Detached, Parking Pad, RV Access/Parking, Quad or

More Detached

of Garages 6

Interior

Interior Features Breakfast Bar, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer,

Window Coverings

Heating In Floor, Forced Air

Cooling None

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Garden, Other

Lot Description Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours

Behind, Paved, Private, Underground Sprinklers, Gazebo

Roof Rubber

Construction Brick, Stucco

Foundation Poured Concrete

Additional Information

Date Listed May 15th, 2025

Days on Market 6 Zoning 1

Listing Details

Listing Office Royal Lepage Tamarack Trail Realty

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