

\$1,195,000 - 2230 Rainy Creek Road, Rural Lacombe County

MLS® #A2254046

\$1,195,000

2 Bedroom, 2.00 Bathroom, 1,220 sqft
Residential on 9.00 Acres

NONE, Rural Lacombe County, Alberta

This beautiful 'one of a kind' opportunity is 9 acres close to the north shore of Sylvan Lake. Two highlights of this versatile parcel are the superb view of the lake, and the proximity to access and boat launch facilities into the lake, a city block away at Palm's Bay, and the other a mile away at Sunbreaker Cove. The attractive 2 bedroom, and bath and a half bungalow features an open concept kitchen, living, family room area with patio doors opening to a tiered deck with a hot tub, and a superb view of the lake and surrounding hills. Recent renovations include new windows and doors, 'Hardie'-board fire and hail resistant siding, 'lifetime shingles', and all vinyl plank flooring. Other features include stainless steel appliances, glass-front pantry, quartz counter tops and built-in microwave. The plumbing is upgraded and the hot-water heating system serviced. The price include a CB Tower, satellite dish and wiring for internet. The Home is sheltered by two natural wild areas with dozens of saskatoon, choke-cherry, mountain ash, raspberry and rose bushes. Near the home is a fire-pit area, horse shoe pit, and fountain with a gold fish pond. Other highlights include a 50'x44' shop with cathedral ceiling, LED lighting, in-floor heating, work benches, shop hoist, compressor, room for 8 vehicles, and a 'man-cave', hidden from the highway by natural shelter-belt. A 57'x25' horse barn is also hidden from the highway, complete with



tack room, turn-out yards and deep grass pastures. Both shop and barn have steel roofs. The north shore of Sylvan Lake is well known for it's Walleye & Whitefish fishing, not much more than a stone throw away from this special property that has many attractions. The seller's heated ice-fishing shack is included in the price, as well as the 60 inch Husqvarna riding mower. Sylvan Lake, Bentley, Eckville, Lacombe, a Blackfalds are all only minutes away, while the Edmonton International Airport is only an hour and a bit away.

Built in 1987

Essential Information

MLS® #	A2254046
Price	\$1,195,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	9.00
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	2230 Rainy Creek Road
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Amenities

Parking	RV Garage
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of Garages 6

Interior

Interior Features Breakfast Bar, See Remarks

Appliances Dishwasher, Microwave, Range, Refrigerator, See Remarks,
Washer/Dryer, Satellite TV Dish

Heating Hot Water, Natural Gas

Cooling None

Basement None

Exterior

Exterior Features Private Yard, Fire Pit

Lot Description Fruit Trees/Shrub(s), Lawn, See Remarks

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 2nd, 2025

Days on Market 24

Zoning AG

Listing Details

Listing Office Royal LePage Tamarack Trail Realty

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