

# **\$1,795,999 - 39525 Highway 766, Rural Lacombe County**

MLS® #A2117724

**\$1,795,999**

4 Bedroom, 4.00 Bathroom, 3,046 sqft

Agri-Business on 150.00 Acres

NONE, Rural Lacombe County, Alberta

Are you searching for the perfect AG property? This one has been completely updated and is ready to go. 160 acres of grazing land, completely fenced, with a spring run-off creek, water ponds. Great revenue with 4 oil wells in the back corner of the property plus grazing rental if you wish. With revenue just under \$20,000/year. Home site is amazing and is set way back off the paved highway with a paved driveway right to the house!. Electric security gate at property entry leads you to this stunning 3073 sq foot 2 storey home, with so many spectacular features for you enjoyment. This 4 bedroom, 4 bathroom home features spacious open areas, gas fireplace in living room, huge kitchen pantry, and a butlers kitchen. The open concept flows throughout and you will appreciate the warmth and coziness this home offers. There is a bonus suite upstairs perfect for the teenagers or Guests including 2 bedrooms, a bathroom, and a full kitchen. The Primary suite is also on the second level overlooking the amazing living room below complete with a spa like ensuite. Need more space? The walkout basement is fully finished with 2 additional bedrooms and a 4 pce bathroom. Step outside onto the expansive deck taking in the amazing views or enjoy the hot tub and gazebo with a great cooking area. Perfect for those friends and family get togethers. Your vehicles will be protected from the elements in the oversized 30x24 finished heated attached garage. In-floor heating in the Primary bedroom &



en-suite, main floor kitchen and bathroom for your extra comfort. If this is not enough lets talk about the outbuildings. Farm holds various buildings from: fantastic 60x40 heated shop, 36' x 48' horse stable Quonset with 5 pens, children's playhouse, green house, and various sheds, . This could be the ideal place for horse lovers, truckers and contractors, and of course the small rancher. Ideal property for wintering the cattle or for calving season with the higher sloped land. This property truly has it all! 5 Minutes to Eckville, 20 Minutes to Sylvan Lake, 30 Minutes to Red Deer, and 1.5 hours to both the Calgary and Edmonton airports! Your search is over, this could be the one.

### **Essential Information**

MLS® #	A2117724
Price	\$1,795,999
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,046
Acres	150.00
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### **Community Information**

Address	39525 Highway 766
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M0X0

### **Amenities**

Parking Spaces	20
Parking	Additional Parking, Asphalt, Double Garage Detached, Triple Garage Attached, Electric Gate
# of Garages	5
Waterfront	Lagoon, Pond

### **Interior**

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Farm, Pasture, Private
Roof	Asphalt Shingle
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 29th, 2024
Days on Market	446
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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