

2025 TWP RD 400  
Rural Lacombe County, Alberta

MLS # A2281204



**\$2,325,000**

**Division:** NONE

**Cur. Use:** -

**Style:** -

**Size:** 0 sq.ft.

**Age:** -

**Beds:** -

**Baths:** -

**Garage:** -

**Lot Size:** 154.02 Acres

**Lot Feat:** -

**Water:** Well

**Sewer:** Open Discharge, Septic System

**Near Town:** Bentley

**LLD:** 36-39-2-W5

**Zoning:** AG

**Utilities:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Major Use:** Mixed

JUDICAL LISTING – 154 Acres located north of Sylvan Lake on the Rainy Creek Road. Land has 141 arable acres with 9 acres of open & bush pasture with some walk out cross fencing. The residence is 1590+/- sq. ft., built in 1994 with 2 bedrooms up and 3 bedrooms down. Main floor has spacious back entry leading into a large country kitchen/living/dining room and center island with vaulted ceilings. Living room has a nice rock face wood fireplace with lots of natural light and views to the north east. Primary suite has double closets and a 4 piece bath with patio door to large north east facing deck. Another 4 piece bath complete the main level. Walk-out basement has 3 bedrooms – average size plus a large family room complete with a corner wood burning stove. There is a cold room, furnace room and laundry room with door to a single attached garage. Lots of natural light with 2 bedrooms having patio doors to exit onto a concrete patio. The shop is 50' x 100' with 16' ceilings, in-floor heat and a 3 piece washroom with corner shower. There are 3 – 14' x 16' overhead doors plus a 14' x 24' overhead door with electric opener. Shop has a metal roof and walls and the inside is also metal lined. Nice clean property.