

# \$850,000 - 1417 Township Road 412, Rural Lacombe County

---

MLS® #A2202839

**\$850,000**

4 Bedroom, 2.00 Bathroom, 2,148 sqft  
Agri-Business on 18.63 Acres

NONE, Rural Lacombe County, Alberta

Welcome to a one-of-a-kind property designed for a mechanic or entrepreneur looking to capitalize on highway exposure. Situated on a picturesque 18.63-acre estate with mature trees and a tranquil creek, this property is adjacent to Hwy 20, offering excellent signage opportunities to showcase your business. At the heart of the estate is a modern 2,090 sq. ft. manufactured home, built with durability, efficiency, and style in mind. Featuring a contemporary floor plan and state-of-the-art modular construction, this home offers both comfort and functionality. The spacious kitchen boasts a large island, farmhouse sinks, sliding barn doors, and a beautiful tile backsplash, while the family-friendly layout includes both a living room for parents and a family room for children. The luxurious primary suite features a 5-piece ensuite with a soaking tub and an oversized super shower, providing a private retreat.

For those in need of a high-end shop facility, this property delivers. The 38' x 42' heated workshop is designed to impress, featuring a metal roof and siding, concrete flooring, insulation, and quality plank and metal finishing. Inside, you'll find a tool room for organized storage and a finished loft, perfect for a man cave or additional workspace. The overhead forced air heating system ensures year-round comfort, making it an ideal space for mechanics, tradespeople, or hobbyists.



Beyond the shop, the property offers a 30' x 60' pole shelter with a gravel floor, providing ample cold storage. Horse enthusiasts will appreciate the 100' x 200' riding arena, which features a sand base and vinyl fencing, offering the perfect setting for training and recreation.

With recent Lacombe County Bylaw amendments, this property is now eligible for a second residence, expanding its potential even further. Whether you're looking to operate a business, enjoy luxury country living, or both, this estate offers endless possibilities. Don't miss this unique opportunityâ€”schedule your private viewing today!

Built in 2020

### Essential Information

MLS® #	A2202839
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,148
Acres	18.63
Year Built	2020
Type	Agri-Business
Sub-Type	Agriculture
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	1417 Township Road 412
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

### Interior

Interior Features      Breakfast Bar, Ceiling Fan(s)  
Appliances              Dishwasher, Electric Stove  
                                 Washer/Dryer, Window Cove  
Heating                   Forced Air, Natural Gas  
Basement                None

**Exterior**

Lot Description        Creek/River/Stream/Pond, G  
                                 Farm  
Construction           Vinyl Siding, Wood Frame  
Foundation             Piling(s)

**Additional Information**

Date Listed             March 17th, 2025  
Days on Market        56  
Zoning                   Agriculture

**Listing Details**

Listing Office           Coldwell Banker Ontrack Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.