

# \$799,000 - 26028 Township Road 414 Township, Rural Lacombe County

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MLS® #A2217440

**\$799,000**

3 Bedroom, 2.00 Bathroom, 2,520 sqft  
Residential on 3.98 Acres

NONE, Rural Lacombe County, Alberta

Here it is - a pristine acreage within ten minute of Lacombe with a private and serene setting - shouse plus a 32x48 garage situated on 3.98 acres! From the moment you drive in you will fall in love with the park like setting and you won't be disappointed once you walk around the property and into the house which has had substantial upgrades and renovations in recent years! The attached garage measures 31x29 with a 15 x 7 garage loft and has infloor heat. Step into this gorgeous home and be greeted with natural woodwork throughout and infloor heat on the main level. The kitchen has beautiful cabinetry, quartz countertops, graphite appliances, large pantry, new lighting and is open concept to the living room and dining areas! The den beside the kitchen is a perfect spot to enjoy your morning coffee or read a book. The home office is on the main level within close proximity to the living area. Chilly spring nights around your wood burning fireplace makes this the perfect spot to enjoy movie night with the family! On the hot summer days/nights you will appreciate the central air conditioning in the home! Main floor laundry room and a four piece bathroom complete this level. Upstairs to the primary bedroom with a walk in closet plus a private deck, 2nd and 3rd bedrooms, four piece bathroom and a family room! The enclosed lean-to on the side of the home provides another space for storage and/or a



workout/games room. The attached garage has underfloor heat, 12 foot overhead door, 220 wiring, hot & cold water taps plus a storage loft. The detached garage measures 32 x 48 and can be used for workshop/barn or even an extra recreation space. There is RV parking, underground sprinklers, mature trees and landscaping, pond, firepit area and best of all is the amazing outdoor kitchen - entertaining and barbequing has never been better! Renovations were done professionally, roof was redone in 2024, new boiler in 2023 - pride of ownership is evident - get ready for acreage living at its best!

Built in 1994

**Essential Information**

MLS® #	A2217440
Price	\$799,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,520
Acres	3.98
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	26028 Township Road 414 Township
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N4

**Amenities**

Parking Spaces	6
Parking	Front Drive, Garage Faces Front, Heated Garage, Insulated, Off Street, RV Access/Parking, Triple Garage Attached, Additional Parking
# of Garages	6

## Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Natural Woodwork
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Built-in Barbecue, Outdoor Kitchen
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Native Plants, Private, Underground Sprinklers, Rolling Slope, Secluded, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Slab

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	5
Zoning	R-CR

## Listing Details

Listing Office	RE/MAX real estate central alberta
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