\$797,500 - 1417 Township Road 412, Rural Lacombe County

MLS® #A2239498

\$797,500

4 Bedroom, 2.00 Bathroom, 2,090 sqft Agri-Business on 18.63 Acres

NONE, Rural Lacombe County, Alberta

Welcome to your dream property designed for the equestrian enthusiast! Nestled in a picturesque setting with mature trees and a creek, this stunning 18.63-acre estate offers an unparalleled combination of luxury living and equestrian amenities. Property highlights include: a 2,090 sq. ft. manufactured home built in 2020 and constructed with durability, style and comfort in mind. It features a contemporary floor plan and design with state-of-the-art modular building techniques, you can rest assured that this home is energy efficient and built to last. It is packed with modern features such as built-in entertainment centers for large flat screen televisions, large kitchen island, farm sinks, sliding barn doors and beautiful tile backsplash. It is family friendly with both a living room for the parents and a family room for the children. A luxurious primary 5-piece ensuite with large tub and a super shower. Beyond the home, the property offers a barn that is sure to impress, measuring 38'x42' with a metal roof and siding, concrete floor, insulation, finished in kick plank and metal, and an overhead forced air heating system. Complete with a tack room, box stall, and a finished loft perfect for a man cave, this barn is a horse lover's dream or a very nice shop. Additionally, a 30'x60' pole shelter with a gravel floor provides ample cold storage space. Outdoors, a 100'x200' riding arena awaits, featuring a sand base and vinyl fencing





for your horses to thrive and train. This remarkable property seamlessly combines luxury living with top-notch equestrian facilities, creating a unique opportunity to embrace the equestrian lifestyle. Live your dream on a property that caters to your passion for horses and luxury living.

Built in 2020

Essential Information

MLS® # A2239498

Price \$797,500

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,090

Acres 18.63

Year Built 2020

Type Agri-Business

Sub-Type Agriculture
Style Bungalow

Status Active

Community Information

Address 1417 Township Road 412

Subdivision NONE

City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T0C 0J0

Amenities

Utilities Electricity Connected, Propane

Interior

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Propane

Basement None

Exterior

Lot Description Creek/River/Stream/Pond, F

Garden, No Neighbours Behi

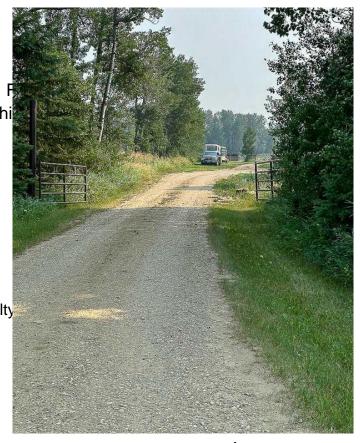
Additional Information

Date Listed July 10th, 2025

Days on Market 64
Zoning AG

Listing Details

Listing Office Coldwell Banker Ontrack Realty



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