

3402 3 Township Road 392
Rural Lacombe County, Alberta

MLS # A2100533



\$589,900

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 1,448 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Parking Pad | | |
| Lot Size: | 3.83 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Cleared, Front Yard, Gentle Sloping, Greenbe | | |

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|--------------------|--|-------------------|------------|
| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 17-39-3-W5 |
| Exterior: | Stucco | Zoning: | 1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s) | | |

Inclusions: Shed(S)

2006 home on 3.8 acres with ag zoning about 3 miles outside the small community of Eckville. The home features ICF block foundation to keep your utility costs at bay and also has a pellet stove in the main floor family room. The main floor consists of 2 bedrooms, full bath, open concept living/dining/kitchen, family room and handy main floor laundry. The fully finished walk out basement has 2 more bedrooms, full bath, another family room space, an entry space with a large sink handy for bringing in veggies from the garden. The office space would make a lovely media room and has underfloor heat throughout this level. Outside there is a huge barn, corrals with stock waterers. The second home although has been updated over the years can be used only as an accessory building.