

3402 3 Township Road 392 Rural Lacombe County, Alberta

MLS # A2100533



\$589,900

NONE Division: Residential/House Type: Style: Acreage with Residence, Bi-Level Size: 1,448 sq.ft. Age: 2006 (19 yrs old) **Beds:** Baths: Garage: Parking Pad Lot Size: 3.83 Acres Backs on to Park/Green Space, Cleared, Front Yard, Gentle Sloping, Greenberg, Lot Feat:

Heating: Water: In Floor, Forced Air Floors: Sewer: Ceramic Tile, Hardwood, Laminate, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full 17-39-3-W5 **Exterior:** Zoning: Stucco 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.