

# \$3,990,000 - 24218 Township Road 414, Rural Lacombe County

MLS® #A2138219

**\$3,990,000**

3 Bedroom, 3.00 Bathroom, 2,946 sqft  
Agri-Business on 512.01 Acres

NONE, Rural Lacombe County, Alberta

Take advantage of this rare opportunity to own a beautiful sprawling ranch with income potential. This exceptional property spans 512 +/- total acres across 4 parcels, featuring 451.72 +/- acres of cleared pasture, ideal for grazing, and an additional 41.63 +/- acres of picturesque, treed pasture.

This property includes a majestic log style home that exudes a charming backcountry atmosphere. A second home on the property offers versatility, perfect for a multi-generational family, extra guest space, or rental opportunities. Additionally, the property boasts a large cold storage shop, a cattle barn with shelter, and a barn with the iconic red and white with a black hip roof design.

The 1984 log home, with a walk-out basement, offers over 4600 +/- sq ft of living space, ideal for entertaining. The main level features a large kitchen with two built-in ovens, ample counter space, and a centrally located island. The massive rock-faced wood-burning fireplace and vaulted ceilings create a cozy atmosphere, making the living room the perfect gathering place for the family. Adjacent to the kitchen is a sunroom with immediate access to the deck. The main floor also includes an office and the primary bedroom, which features two walk-in closets and a luxurious 5-piece ensuite with a stand-alone tub, walk-in shower, and secluded toilet. The walkout basement offers two



additional bedrooms, a spacious family room, and a recreation room.

The second home on the property is a modest, 1079 +/- sq ft home with great potential.

It's perfect for farmhands or as a rental property, generating an extra \$1200 a month.

This home also includes a detached garage and an open discharge septic tank.

Additionally, the property offers a surface lease generating \$3200 annually.

The expansive grasslands are perfect for a cattle herd. The 30x30 barn provides ample storage for your livestock. The vaulted cold storage shop, measuring 40x100 with 16-foot doors and built in 1983, offers impressive space for equipment and supplies. The classic hip roof barn, built in 1982 and measuring 40x60, is an iconic addition to any ranch, combining practicality with aesthetic appeal. Three strategically placed livestock shelters offer additional protection and comfort for your animals.

Enjoy approximately 1 mile of waterfront on the east and north sides of the property, perfect for nature lovers and recreational activities. Enjoy relaxing while you fish your own private spring fed fishpond located right near the farm site. A total of 3 other springs and 2 water wells are scattered around the property. Rolling hills enhance the landscape, adding charm and seclusion. Located on a no-exit road, this property ensures utmost privacy and a peaceful escape. The perimeter is fully fenced, making it ideal for livestock management. Don't miss your opportunity to own this peaceful, secluded and unique property.

Built in 1984

## **Essential Information**

MLS® #	A2138219
Price	\$3,990,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,946
Acres	512.01
Year Built	1984
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	24218 Township Road 414
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0Y0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Enclosed, Garage Door Opener, Garage Faces Front, Triple Garage Attached
# of Garages	3
Waterfront	Lake, Lake Front

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Central Vacuum, High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Refrigerator, Central Air Conditioner, Built-In Range, Built-In Oven, Dishwasher, Double Oven, Washer/Dryer
Heating	Boiler, Natural Gas
Cooling	Central Air, Partial
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Farm, Landscaped, Pasture, Treed
Roof	Shake
Construction	Log
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2024
Days on Market	299
Zoning	AG

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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