

# **\$574,911 - 25418 597 Highway, Rural Lacombe County**

MLS® #A2208012

**\$574,911**

6 Bedroom, 2.00 Bathroom, 2,386 sqft  
Residential on 4.54 Acres

NONE, Rural Lacombe County, Alberta

This is one of a kind property with many, many upgrades. New Solar Panels which offer significant energy savings, \$36,000, installed 2021. A two story garage with 2 piece bathroom & loft, \$115,000, built 2021. Brand new boiler, \$5000, installed 2023. New wood shed, \$3000, 2023. A great opportunity for a large family to enjoy the 6 bedrooms and 4-4 piece baths, or use the abundant space to entertain guests. This home also has a NEW on demand hot water system, 2021, multiple newer windows in the dome house installed in 2021, and a few more in 2022. There is a great freestanding wood burning fireplace to cozy up to. You also have a separate, newly renovated, heated, studio/workshop building to enjoy c/w a freestanding wood stove, PLUS the heated garage with a loft to work on your choice of crafts, mechanics, or to run a business...so many options here. This 4.54 acre lot is well treed and has a garden spot needing to be rototilled to grow your own vegetables this summer. Nature abounds with wildlife, and the property is located on a paved highway and has a NEWER private paved driveway right to your front door, (\$40,000), 2021. A NEW \$40,000 SEPTIC TANK AND FIELD installed October 2023, and much, much more! NOTE- (The 1996 mobile home with 3 bedrooms, 2 baths and living room, minus a kitchen is perfect for extra sleeping quarters for your guests or family.) All in All a great place to call your very own home.



Built in 1984

## Essential Information

MLS® #	A2208012
Price	\$574,911
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,386
Acres	4.54
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	25418 597 Highway
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0Y0

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Asphalt, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan
Appliances	Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Baseboard, In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Free Standing, Other
Basement	None

**Exterior**

Exterior Features	Private Yard
Lot Description	Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood, Slab

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	5
Zoning	AG

**Listing Details**

Listing Office	CIR Realty
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