

\$850,000 - 1417 Township Road 412, Rural Lacombe County

MLS® #A2202839

\$850,000

4 Bedroom, 2.00 Bathroom, 2,148 sqft
Agri-Business on 18.63 Acres

NONE, Rural Lacombe County, Alberta

Welcome to a one-of-a-kind property designed for a mechanic or entrepreneur looking to capitalize on highway exposure. Situated on a picturesque 18.63-acre estate with mature trees and a tranquil creek, this property is adjacent to Hwy 20, offering excellent signage opportunities to showcase your business. At the heart of the estate is a modern 2,090 sq. ft. manufactured home, built with durability, efficiency, and style in mind. Featuring a contemporary floor plan and state-of-the-art modular construction, this home offers both comfort and functionality. The spacious kitchen boasts a large island, farmhouse sinks, sliding barn doors, and a beautiful tile backsplash, while the family-friendly layout includes both a living room for parents and a family room for children. The luxurious primary suite features a 5-piece ensuite with a soaking tub and an oversized super shower, providing a private retreat.

For those in need of a high-end shop facility, this property delivers. The 38' x 42' heated workshop is designed to impress, featuring a metal roof and siding, concrete flooring, insulation, and quality plank and metal finishing. Inside, you'll find a tool room for organized storage and a finished loft, perfect for a man cave or additional workspace. The overhead forced air heating system ensures year-round comfort, making it an ideal space for mechanics, tradespeople, or hobbyists.



Beyond the shop, the property offers a 30' x 60' pole shelter with a gravel floor, providing ample cold storage. Horse enthusiasts will appreciate the 100' x 200' riding arena, which features a sand base and vinyl fencing, offering the perfect setting for training and recreation.

With recent Lacombe County Bylaw amendments, this property is now eligible for a second residence, expanding its potential even further. Whether you're looking to operate a business, enjoy luxury country living, or both, this estate offers endless possibilities. Don't miss this unique opportunity—schedule your private viewing today!

Built in 2020

Essential Information

MLS® #	A2202839
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,148
Acres	18.63
Year Built	2020
Type	Agri-Business
Sub-Type	Agriculture
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	1417 Township Road 412
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

Interior

Interior Features Breakfast Bar, Ceiling Fan(s)
Appliances Dishwasher, Electric Stove,
 Washer/Dryer, Window Cove
Heating Forced Air, Natural Gas
Basement None

Exterior

Lot Description Gentle Sloping, Yard Lights,
 Lot
Construction Vinyl Siding, Wood Frame
Foundation Piling(s)

Additional Information

Date Listed March 17th, 2025
Days on Market 36
Zoning Agriculture

Listing Details

Listing Office Coldwell Banker Ontrack Realty



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