

# \$847,900 - 249 Briar Road, Rural Lacombe County

MLS® #A2212206

**\$847,900**

4 Bedroom, 2.00 Bathroom, 1,933 sqft

Residential on 2.32 Acres

Burbank, Rural Lacombe County, Alberta

Shockingly quiet, serene and private! Just minutes to Red Deer, Blackfalds or the QE2 corridor, this Burbank acreage is perfectly situated. Giant bungalow built on concrete foundation crawl space (insulated with styrofoam) has been meticulously maintained. All new plumbing lines, not just for the fixtures but for the floor heating system as well, new boiler, newer hot water tank, newer pressure tank... all installed in the past 4 years. The home is sparkling clean and bright. New white kitchen with quartz counters and island make meal prep a pleasure. The attached oversized single garage houses a store room as well as the utility room and still has lots of space for a vehicle. The 2015 built 30x50 shop is amazing. Completed with concrete walls, it is heated and has a main drive door of 14x14. There is a second drive door (6Wx8H) and two man doors. Property also has a huge powered storage shed (14x20) with tin exterior and interior and wood floor. Grounds are impeccable and the care and effort this property has had over the years is clear. Seller will have all carpets stretched after move out and prior to possession. The property has recently been subdivided and the survey stakes indicate the north boundary.

Built in 1992

## Essential Information

MLS® #

A2212206



|                |                                  |
|----------------|----------------------------------|
| Price          | \$847,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,933                            |
| Acres          | 2.32                             |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 249 Briar Road       |
| Subdivision | Burbank              |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0M 0J0              |

### Amenities

|              |   |
|--------------|---|
| Utilities    | Electricity Paid For, Satellite Internet Available  |
| Parking      | Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Single Garage Attached |
| # of Garages | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Storage  |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Boiler, High Efficiency, In Floor, Hot Water, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | None, Crawl Space   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard, Storage, Rain Gutters   |
| Lot Description   | Irregular Lot, Landscaped, Many Trees |
| Roof              | Asphalt Shingle                       |
| Construction      | Brick, Stucco, Wood Frame             |
| Foundation        | Poured Concrete                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 13               |
| Zoning         | CR               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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