

\$989,000 - 3318 Township Road 400, Rural Lacombe County

MLS® #A2221814

\$989,000

4 Bedroom, 4.00 Bathroom, 2,025 sqft
Residential on 4.09 Acres

NONE, Rural Lacombe County, Alberta

Riverside acreage with access to the Medicine River! This is a remarkable property with exceptional attention to detail. The first thing you will notice is the immaculately groomed yard with an irrigation system consisting of 12 zones, raised gardens and paved parking areas and driveways.. The low maintenance exterior of this home includes stucco, brick accents and rubber euroshield lifetime shingles which were installed July of 2024, and all windows and doors replaced in 2016. When you enter this home you are welcomed by a central dinette and a spacious kitchen loaded with oak cabinets, granite countertops, upper lighting accents, eating bar and corner pantry. The sunken living room has vaulted ceilings and a central focal point being a stone faced wood burning fireplace. The primary bedroom is located down the hall with a large walk in closet and an exceptional ensuite with walk in shower. A second bedroom, main floor office and 2 additional bathrooms along with a convenient laundry room complete the main floor. In the lower level you will discover a large family room for entertaining, an additional bedroom, 3 piece bath, a flex room and a kitchenette/games room complete with sauna. Let's not forget the benefits of in floor heat in addition to the forced air furnace and a novo clear chemical free water softener. Outside you will discover a guest house, garden boxes, fenced yard, 2 wells and a



dream shop and extensive room for RV parking. All 4 shop doors are 12x12 with the peak of the roof tapering down to 12". North of the house is additional land for you to expand your dreams. And last but not least you are on a NO exit road.

Built in 1991

Essential Information

MLS® #	A2221814
Price	\$989,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,025
Acres	4.09
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	3318 Township Road 400
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad, Quad or More Detached, RV Access/Parking
# of Garages	6

Interior

Interior Features	Pantry, Breakfast Bar, Walk-In Closet(s)
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Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s), Stove(s)
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other
Lot Description	Fruit Trees/Shrub(s), Front Yard, Gazebo, Lawn, Landscaped, No Neighbours Behind, Paved, Private, Underground Sprinklers
Roof	Rubber
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	120
Zoning	1

Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
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