

**40017 RR23**  
**Rural Lacombe County, Alberta**

**MLS # A2258168**



**\$1,185,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                          |               |                   |
| <b>Size:</b>     | 1,502 sq.ft.                                                              | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                    |               |                   |
| <b>Lot Size:</b> | 5.49 Acres                                                                |               |                   |
| <b>Lot Feat:</b> | Few Trees, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn |               |                   |

|                    |                                                                                                            |                   |                           |
|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Central, Fireplace(s), Natural Gas, See Remarks, Wood                                                      | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl, Vinyl Plank                                                                   | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                            | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                                                       | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Concrete, See Remarks, Vinyl Siding, Wood Frame                                                            | <b>Zoning:</b>    | AG                        |
| <b>Foundation:</b> | Poured Concrete                                                                                            | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage |                   |                           |

**Inclusions:** Central vac and attachments in the house and the shop, garden shed, livestock waterer, window coverings Appliances: Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Softener

ESCAPE THE CITY-GORGEOUS LAKE AND MOUNTAIN VIEWS!! Dreaming of acreage living? Check out this beautiful 1998 built, 1502 sq ft walkout bungalow just north of Sylvan Lake. Step in from the oversized heated garage and admire the spacious living room with the coffered ceilings, with wood burning fireplace and big windows to show off your amazing lake and mountain views. Kitchen has plenty of space, with fresh white cabinetry, beautiful large island with quartz counter tops. Brand new appliances boasting a gas range to complete the kitchen. The built in China cabinet offers more space for storage. Over on the other side of the island you will see a coffee bar, the new flooring and tile will make you feel right at home. Master bedroom has a full ensuite with jetted tub and a walk in closet. The basement takes you to three bedrooms a living room with lake views. The one bedroom can become a rental space it has 220 hook up and a separate door to the outside. The heated shop is 2657 Sq.ft (with bathroom), A 14 ft over head door that allows for bigger equipment to enter the building. The cattle shed is 24x64 , a garden shed by the garden and a generator hook up with 220 outlet in case of a power outage that can run the whole house if needed. The deck is covered so you can enjoy the summer night and the quietness of the day. Enjoy your summer nights with family and friends at the fire pit-overlooking the lake and your beautifully landscaped yard. The roof was redone in 2019, the septic field was redone in 2021. And the attached garage has a separate boot room to keep all things organized for the family.