

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

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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 opportunityâ€”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        Creek/River/Stream/Pond, G  
Farm  
Construction          Vinyl Siding, Wood Frame  
Foundation            Piling(s)

**Additional Information**

Date Listed             March 17th, 2025  
Days on Market        54  
Zoning                  Agriculture

**Listing Details**

Listing Office           Coldwell Banker Ontrack Realty



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