

\$560,000 - 25418 597 Highway, Rural Lacombe County

MLS® #A2208012

\$560,000

6 Bedroom, 4.00 Bathroom, 2,386 sqft

Residential on 4.54 Acres

NONE, Rural Lacombe County, Alberta

This is one of a kind property with many, many upgrades. New Solar Panels which offer significant energy savings, \$36,000, installed 2021. A two story garage with 2 piece bathroom & loft, \$115,000, built 2021. Brand new boiler, \$5000, installed 2023. New wood shed, \$3000, 2023. A great opportunity for a large family to enjoy the 6 bedrooms and 4-4 piece baths, or use the abundant space to entertain guests. This home also has a NEW on demand hot water system, 2021, multiple newer windows in the dome house installed in 2021, and a few more in 2022. There is a great freestanding wood burning fireplace to cozy up to. You also have a separate, newly renovated, heated, studio/workshop building to enjoy c/w a freestanding wood stove, PLUS the heated garage with a loft to work on your choice of crafts, mechanics, or to run a business...so many options here. This 4.54 acre lot is well treed and has a garden spot needing to be rototilled to grow your own vegetables this summer. Nature abounds with wildlife, and the property is located on a paved highway and has a NEWER private paved driveway right to your front door, (\$40,000), 2021. A NEW \$40,000 SEPTIC TANK AND FIELD installed October 2023, and much, much more! NOTE- The mobile home with 3 bedrooms, 2 baths and living room, minus a kitchen is perfect for extra sleeping quarters for your guests or family.) All in All a great place to call your very own home.



Built in 1984

Essential Information

MLS® #	A2208012
Price	\$560,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,386
Acres	4.54
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	25418 597 Highway
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0Y0

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Asphalt, Driveway, Garage Door Opener, Heated Garage, RV Access/Parking
# of Garages	2

Interior

Interior Features	Closet Organizers, Open Floorplan, Ceiling Fan(s)
Appliances	Range Hood, Refrigerator, Stove(s), See Remarks, Washer/Dryer
Heating	Natural Gas, Baseboard, Hot Water, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Other, Wood Burning
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete, Wood, Slab

Additional Information

Date Listed	April 15th, 2025
Days on Market	118
Zoning	AG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.