

# FOR Sale

328-27111 HWY 597  
LACOMBE COUNTY



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5 Bedrooms



2 Bathrooms



1,649 sq.ft.

Enjoy 16.4 acres of wide-open space, fresh country air, and the freedom of acreage living, all with the convenience of paved roads. This 1,649 sq. ft. home offers 5 bedrooms, newer windows, and a newer roof, providing plenty of space for your family to grow. In-floor heating on both levels, powered by an efficient boiler system, ensures year-round comfort. Large windows throughout let in natural light and showcase breathtaking west-facing views—perfect for enjoying Alberta's stunning sunsets.



## PROPERTY DETAILS

LOT SIZE	16.40 Acres
YEAR BUILT	1988
GARAGE	28x40
TAXES	\$4,290

## PROPERTY FEATURES

- Minutes from Town
- Heated Garage
- Livestock Barn
- Fully Paved Driveway
- Private with Mature Trees



## YOUR PERFECT ACREAGE RETREAT

Step outside to find a heated 28 x 40 detached garage, just steps from the house, offering ample storage and workspace. The 52 x 36 barn is ready for your animals, featuring a double stall, single stall, hay drop, tack room, large mezzanine for storage, and water and gas availability. The property also includes a large lean-to and three cross-fenced pastures, with county approval for up to 8 large animals. Two automatic waterers are already in place, making livestock care easy.

The spacious kitchen, open-concept living areas, and main-floor laundry add to the home's practicality, while the wrap-around deck offers the perfect space to unwind and take in the peaceful surroundings. If you've been looking for an acreage that balances space, convenience, and functionality, this is it!