

\$574,911 - 25418 597 Highway, Rural Lacombe County

MLS® #A2208012

\$574,911

6 Bedroom, 2.00 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 1996 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 | \$574,911 |
| Bedrooms | 6 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| 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, Driveway, Garage Door Opener, Heated Garage, Asphalt, RV Access/Parking |
| # of Garages | 2 |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 15th, 2025 |
| Days on Market | 3 |
| Zoning | AG |

Listing Details

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

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