

# \$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        | Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, 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        | Free Standing, Living Room, Other, Wood Burning               |
| Basement          | None  |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 67               |
| Zoning         | AG               |

## Listing Details

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

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