



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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3402 3 Township Road 392
Rural Lacombe County, Alberta

MLS # A2100533



\$589,900

Division: NONE

Type: Residential/House

Style: Acreage with Residence, Bi-Level

Size: 1,448 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 4 **Baths:** 2

Garage: Parking Pad

Lot Size: 3.83 Acres

Lot Feat: Backs on to Park/Green Space, Cleared, Front Yard, Gentle Sloping, Greenbe

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-39-3-W5
Exterior:	Stucco	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s)		
Inclusions:	Shed(S)		

2006 home on 3.8 acres with ag zoning about 3 miles outside the small community of Eckville. The home features ICF block foundation to keep your utility costs at bay and also has a pellet stove in the main floor family room. The main floor consists of 2 bedrooms, full bath, open concept living/dining/kitchen, family room and handy main floor laundry. The fully finished walk out basement has 2 more bedrooms, full bath, another family room space, an entry space with a large sink handy for bringing in veggies from the garden. The office space would make a lovely media room and has underfloor heat throughout this level. Outside there is a huge barn, corrals with stock waterers. The second home although has been updated over the years can be used only as an accessory building.