

780-228-4266 al@grassrootsrealtygroup.ca

24417 420 Township **Rural Lacombe County, Alberta**

MLS # A2222387



\$1,070,000

| Division: | NONE | | | | |
|-----------|---|--------|------------------|--|--|
| Type: | Residential/House | | | | |
| Style: | 2 Storey, Acreage with Residence | | | | |
| Size: | 1,831 sq.ft. | Age: | 2025 (0 yrs old) | | |
| Beds: | 5 | Baths: | 3 full / 1 half | | |
| Garage: | 220 Volt Wiring, Double Garage Attached, Front Drive, Heated Garage | | | | |
| Lot Size: | 38.00 Acres | | | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Lake, Many Trees, Private, Sloped Down, Treed, | | | | |

| Heating: | Central, Forced Air, Heat Pump | Water: | Well |
|-------------|---|-------------------|---------------------------|
| Floors: | Vinyl | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 32-41-24-W4 |
| Exterior: | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame | Zoning: | Ag |
| Foundation: | ICF Block | Utilities: | - |
| | | | |

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub

Inclusions:

N/A

Visit REALTOR® website for additional information. Brand-new 2025 custom home by Havana Homes on 38 private acres with 600+ meters of lakefront on Chain Lakes. This 2-storey walk-out offers stunning views from nearly every room, wall-to-wall windows, an open floor plan, and sunsets you' Il never forget. Chef' s kitchen with Bosch appliances, quartz counters, induction cooktop, and wall oven. Oversized heated garage with mudroom/laundry. 5 beds, 4 baths, plus rec room. Built for efficiency: ICF foundation, triple-pane windows, ground source heat pump, extra insulation, and ultra-low utility bills. Wildlife, natural berries, and world-class pike fishing—this is the ultimate lakefront retreat. Move-in ready 2025!