

# \$1,385,000 - 2520 Hwy 11, Rural Lacombe County

MLS® #A2204504

**\$1,385,000**

4 Bedroom, 3.00 Bathroom, 1,811 sqft

Agri-Business on 68.00 Acres

NONE, Rural Lacombe County, Alberta

Once in a generation, a property comes along that captures the essence of country living while offering the modern comforts you crave—this is that moment. Welcome to your very own Lil' Yellowstone of Central Alberta, a breathtaking 68-acre retreat less than 10 minutes west of Sylvan Lake. A thoughtful mix of farmland, fully fenced and cross fenced pastures and endless trees, this property is perfectly plotted out for livestock lovers and land dreamers alike. While the entrance to the property is conveniently located on pavement, the meandering laneway and electric gate provide ultimate privacy. Multiple pastures, riding arena, 30x70 pole shed, several corrals, heated waterer, and animal shelters create the ideal setup for horses, cattle—or whatever farm life your rural heart desires. With 13 arable acres, roughly 25 acres of pasture and the remainder a dense tree line border, this land delivers pure country freedom and privacy in every direction. The bright & spacious walkout bungalow is just as impressive including ICF construction for comfort and energy efficiency. Offering 4 bedrooms plus a den, 3 bathrooms, and a massive basement there is room for everyone. A country-inspired kitchen with granite counters anchors the main floor, but the large sunshine collecting windows are soul-rejuvenating and the vaulted ceilings, double-sided fireplace and perfectly-placed dining room complete this open main floor. Don't worry about too much heat though as air conditioning keeps



the home a perfect temperature. The walkout basement is big, beautiful, and bright and features in-floor heat, a wood-burning stove, and endless space to gather to watch the big game or simply relax & unwind. There are two big bedrooms and 3-piece bathroom strategically located at the back side of the lower level so you can entertain till the cows come home. Youâ€™ll love the extra storage throughout and the 27x27 attached garage has infloor heat and offers loads of room for vehicles and more. Step outside and take in unforgettable sunsets from your back deck, or gather around the fire pit under a starlit sky. A true showpiece, the 35x47 heated shop was a former living quarters and has all the necessities of heat, plumbing and power. You wonâ€™t lack for space or warmth with overhead gas heater, wood stove & roughed-in floor heat if you prefer. There is 220V wiring, a 2-piece bathroom, and if you want to bring the fridge & stove out thatâ€™s an option too! Two 11-foot bay doors are ideal for hobbyists, mechanics, or serious toy storage. There is space for a mezzanine and/or lifts for those car enthusiasts. If that isn't enough the outside has an RV sewer hook up so even the guests can live in comfort. Whether you're chasing the Western lifestyle or simply longing for privacy and freedom, this property offers more than a homeâ€”it offers a way of life. It is a rare-once in a generation lifestyle that can be yours today.

Built in 2006

## Essential Information

MLS® #	A2204504
Price	\$1,385,000
Bedrooms	4
Bathrooms	3.00

Full Baths	3
Square Footage	1,811
Acres	68.00
Year Built	2006
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	2520 Hwy 11
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0H0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Gravel Driveway, Parking Pad, 220 Volt Wiring
# of Garages	6

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s), Wood Stove, Wood
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Balcony, Fire Pit, Garden, Barbecue
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	31
Zoning	AG

**Listing Details**

Listing Office	Greater Property Group
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