

# \$797,500 - 1417 Township Road 412, Rural Lacombe County

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MLS® #A2239498

**\$797,500**

4 Bedroom, 2.00 Bathroom, 2,090 sqft  
Agri-Business on 18.63 Acres

NONE, Rural Lacombe County, Alberta

Welcome to your dream property designed for the equestrian enthusiast! Nestled in a picturesque setting with mature trees and a creek, this stunning 18.63-acre estate offers an unparalleled combination of luxury living and equestrian amenities. Property highlights include: a 2,090 sq. ft. manufactured home built in 2020 and constructed with durability, style and comfort in mind. It features a contemporary floor plan and design with state-of-the-art modular building techniques, you can rest assured that this home is energy efficient and built to last. It is packed with modern features such as built-in entertainment centers for large flat screen televisions, large kitchen island, farm sinks, sliding barn doors and beautiful tile backsplash. It is family friendly with both a living room for the parents and a family room for the children. A luxurious primary 5-piece ensuite with large tub and a super shower. Beyond the home, the property offers a barn that is sure to impress, measuring 38'x42' with a metal roof and siding, concrete floor, insulation, finished in kick plank and metal, and an overhead forced air heating system. Complete with a tack room, box stall, and a finished loft perfect for a man cave, this barn is a horse lover's dream or a very nice shop. Additionally, a 30'x60' pole shelter with a gravel floor provides ample cold storage space. Outdoors, a 100'x200' riding arena awaits, featuring a sand base and vinyl fencing



for your horses to thrive and train. This remarkable property seamlessly combines luxury living with top-notch equestrian facilities, creating a unique opportunity to embrace the equestrian lifestyle. Live your dream on a property that caters to your passion for horses and luxury living.

Built in 2020

**Essential Information**

MLS® #	A2239498
Price	\$797,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,090
Acres	18.63
Year Built	2020
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

**Community Information**

Address	1417 Township Road 412
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0C 0J0

**Amenities**

Utilities	Electricity Connected, Propane
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**Interior**

Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Propane

Basement	None
<b>Exterior</b>	
Lot Description	Creek/River/Stream/Pond, F Garden, No Neighbours Behind
<b>Additional Information</b>	
Date Listed	July 10th, 2025
Days on Market	58
Zoning	AG
<b>Listing Details</b>	
Listing Office	Coldwell Banker Ontrack Realty



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