

**Township Road 400  
Rural Lacombe County, Alberta**

**MLS # A2082322**



**\$2,450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	1986 (38 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	77.90 Acres		
<b>Lot Feat:</b>	Cleared, Farm, Few Trees, Landscaped, Many Trees		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	5-40-25-W4
<b>Exterior:</b>	Log	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** steel corral panels

WOW.....!!!! what an amazing equestrian centre.....84 x 200 ft heated indoor riding arena.... with heated viewing area with 2 pc bathrooms.....200x 100 outdoor riding arena...separate heated barn with 14 box stalls....approximately 10 outdoor stock waterers.....with many paddocks..... a 2000 sq.ft log home with walkout basement.....main floor laundry...plus a second home..2684 sq.ft modular.....( no basement) hay shed....shop.... all of this on 77 acres m/l and only 15 mintue east of Blackfalds..... You must see it to appreciate all it has to offer.....!!!! SEEING is believing..... all paved roads.....!!!!