

\$375,000 - 132, 28128 Township Road 412, Rural Lacombe County

MLS® #A2208919

\$375,000

3 Bedroom, 2.00 Bathroom, 854 sqft
Residential on 0.20 Acres

NONE, Rural Lacombe County, Alberta

Get away from the hustle and bustle and grant yourself an escape, just steps from the shores of Gull Lake! Peace and Privacy on an expansive lot with pavement to your door step. The double detached garage is heated and provides plenty of indoor parking. The open floor plan flows beautifully and offers great space for family gatherings. Honey hardwood flooring leads you thru the hub of the home. The crackle and aroma of the wood burning fireplace provides a cozy charm. The primary bedroom and 4-piece bathroom are conveniently located on this level. Sliding glass doors lead to the wonderful 16 x 36 wrap around deck. You will enjoy the warmth of the sunshine from various angles, along with views of the lake and easy access to the beautiful backyard. Nestled next to a reserve with no neighbors behind. The mature trees and landscaping make for a tranquil setting. The walkout basement is fully finished and features two bedrooms, a large laundry room and 3-piece bathroom, perfect for older children or company. This property has incredible potential. A 4-season retreat, a full time residence, or perhaps an investment. Let your imagination lead you to endless possibilities!

Built in 1980

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2208919 |
| Price | \$375,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 854 |
| Acres | 0.20 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 132, 28128 Township Road 412 |
| Subdivision | NONE |
| City | Rural Lacombe County |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4L2N3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Detached |
| # of Garages | 2 |
| Waterfront | Lake |

Interior

| | |
|-------------------|-----------------------------|
| Interior Features | Open Floorplan, See Remarks |
| Appliances | Refrigerator, Stove(s) |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Backs on to Park/Green Space, Conservation, Environmental Reserve, Front Yard, Irregular Lot, Lake, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, See Remarks, Views |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Wood |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 92 |
| Zoning | 8 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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