

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

---

MLS® #A2239498

**\$797,500**

4 Bedroom, 2.00 Bathroom,  
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
Acres	18.63
Year Built	2020
Type	Agri-Business
Sub-Type	Agriculture
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
-----------	--------------------------------

### **Interior**

Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
------------	---

### **Exterior**

Lot Description	Creek/River/Stream/Pond, Garden, Landscaped, Many Trees, No Neighbours Behind, Views, Farm, Wedge Shaped Lot
-----------------	--

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	31
Zoning	AG

**Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.