

# \$1,149,000 - 4, 27111 Highway 597, Rural Lacombe County

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MLS® #A2200777

**\$1,149,000**

4 Bedroom, 3.00 Bathroom, 1,520 sqft  
Residential on 29.04 Acres

Burbank, Rural Lacombe County, Alberta

VERY RARE OPPORTUNITY TO OWN 29 ACRES AT BLACKFALDS WITH OVER 1/2 km of FRONTAGE ON HWY 597 on Pavement! Currently zoned Agricultural, this land holds great potential for rezoning and development or as a Equestrian Horse Farm. This Gorgeous Acreage truly has it all! Walk out Bungalow with oversized attached heated garage, Gorgeous Open Floor with New Vinyl Plank Flooring throughout the main floor, Vaulted Ceilings, Large Kitchen open to the Dining room and Livingroom with Gas Fireplace! Walk out Basement with Huge Family room and Pool Table., Second Kitchen, Large Cold Room, Wood Burning Stove, and so much more. And now for the land: Large Garden Area with Raspberries, Many Fruit Trees, Playground Set, Dog Run Fenced in, 2 aerated Fishing Ponds(Not currently stocked but did have Rainbow Trout), Barn set up for Horses or Goats, Vinyl cross fencing. And best of all Over 1700 Feet of Hwy 597 Frontage!!! County of Lacombe just approved secondary residences on parcels over 10 acres!!! This property HAS UNLIMITED POTENTIAL!!!

Built in 1995

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2200777    |
| Price  | \$1,149,000 |



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,520                            |
| Acres          | 29.04                            |
| Year Built     | 1995                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4, 27111 Highway 597 |
| Subdivision | Burbank              |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |
| Postal Code | T0M 0J0              |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | See Remarks, Vinyl Windows   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings            |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Electric, Family Room, Living Room, Mixed, See Remarks, Wood Burning, Brick Facing, Decorative |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run  |
| Lot Description   | Landscaped, Private, Treed, Dog Run Fenced In, Rolling Slope |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 45               |
| Zoning         | AG               |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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