

# \$2,250,000 - 25420 Township Road 400, Rural Lacombe County

MLS® #A2204293

**\$2,250,000**

4 Bedroom, 2.00 Bathroom, 1,982 sqft  
Residential on 77.90 Acres

NONE, Rural Lacombe County, Alberta

Perfect Equestrain Center.....84 x 200  
heated indoor riding arena with viewing area &  
2 pc bathroom...200x 100 outdoor riding  
arena....seperate heated barn with 14 box  
stalls..... approx 10 stock waterers....lots of  
large paddocks... 2nd home is 2684 sq.ft.  
modular home with attched garage.....hay  
shed, machine shed, all on paved roads...  
only 15 minutes east of Blackfalds... A must  
see to appriciate everything it has to  
offer.....!!!!

Built in 1986

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2204293                         |
| Price          | \$2,250,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,982                            |
| Acres          | 77.90                            |
| Year Built     | 1986                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 25420 Township Road 400 |
| Subdivision | NONE                    |
| City        | Rural Lacombe County    |
| County      | Lacombe County          |
| Province    | Alberta                 |
| Postal Code | T4L 1X5                 |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings                                      |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer |
| Heating           | Hot Water  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished, Walk-Out                 |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Farm            |
| Roof              | Asphalt Shingle |
| Construction      | Log             |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 27               |
| Zoning         | AG               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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