

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

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 Equistrian 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	43
Zoning	AG

### **Listing Details**

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

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.