



780-978-7122  
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24417 420 Township  
Rural Lacombe County, Alberta

MLS # A2222387



**\$1,070,000**

|           |                                                                           |        |                  |
|-----------|---------------------------------------------------------------------------|--------|------------------|
| Division: | NONE                                                                      |        |                  |
| Type:     | Residential/House                                                         |        |                  |
| Style:    | 2 Storey, Acreage with Residence                                          |        |                  |
| Size:     | 1,831 sq.ft.                                                              | Age:   | 2025 (1 yrs old) |
| Beds:     | 5                                                                         | Baths: | 3 full / 1 half  |
| Garage:   | 220 Volt Wiring, Double Garage Attached, Front Drive, Heated Garage       |        |                  |
| Lot Size: | 38.00 Acres                                                               |        |                  |
| Lot Feat: | Back Yard, Cul-De-Sac, Lake, Many Trees, Private, Sloped Down, Treed, Tri |        |                  |

|             |                                                           |            |                           |
|-------------|-----------------------------------------------------------|------------|---------------------------|
| Heating:    | Central, Forced Air, Heat Pump                            | Water:     | Well                      |
| Floors:     | Vinyl                                                     | Sewer:     | Septic Field, Septic Tank |
| Roof:       | Asphalt Shingle                                           | Condo Fee: | -                         |
| Basement:   | Full                                                      | LLD:       | 32-41-24-W4               |
| Exterior:   | ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame | Zoning:    | Ag                        |
| Foundation: | ICF Block                                                 | Utilities: | -                         |

**Features:** Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub

**Inclusions:** N/A

Visit REALTOR® website for additional information. Brand-new 2025 custom home by Havana Homes on 38 private acres with 600+ meters of lakefront on Chain Lakes. This 2-storey walk-out offers stunning views from nearly every room, wall-to-wall windows, an open floor plan, and sunsets you'll never forget. Chef's kitchen with Bosch appliances, quartz counters, induction cooktop, and wall oven. Oversized heated garage with mudroom/laundry. 5 beds, 4 baths, plus rec room. Built for efficiency: ICF foundation, triple-pane windows, ground source heat pump, extra insulation, and ultra-low utility bills. Wildlife, natural berries, and world-class pike fishing—this is the ultimate lakefront retreat. Move-in ready 2025!