

# **\$375,000 - 132, 28128 Township Road 412, Rural Lacombe County**

---

MLS® #A2208919

**\$375,000**

3 Bedroom, 2.00 Bathroom, 854 sqft  
Residential on 0.20 Acres

NONE, Rural Lacombe County, Alberta

Get away from the hustle and bustle and grant yourself an escape, just steps from the shores of Gull Lake! Peace and Privacy on an expansive lot with pavement to your door step. The double detached garage is heated and provides plenty of indoor parking. The open floor plan flows beautifully and offers great space for family gatherings. Honey hardwood flooring leads you thru the hub of the home. The crackle and aroma of the wood burning fireplace provides a cozy charm. The primary bedroom and 4-piece bathroom are conveniently located on this level. Sliding glass doors lead to the wonderful 16 x 36 wrap around deck. You will enjoy the warmth of the sunshine from various angles, along with views of the lake and easy access to the beautiful backyard. Nestled next to a reserve with no neighbors behind. The mature trees and landscaping make for a tranquil setting. The walkout basement is fully finished and features two bedrooms, a large laundry room and 3-piece bathroom, perfect for older children or company. This property has incredible potential. A 4-season retreat, a full time residence, or perhaps an investment. Let your imagination lead you to endless possibilities!

Built in 1980

## **Essential Information**



MLS® #	A2208919
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	854
Acres	0.20
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	132, 28128 Township Road 412
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L2N3

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2
Waterfront	Lake

### **Interior**

Interior Features	Open Floorplan, See Remarks
Appliances	Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Environmental Reserve, Front Yard, Irregular Lot, Lake, Landscaped, Lawn, Many Trees, Private, Views, Backs on to Park/Green Space, Conservation, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	138
Zoning	8

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.