

# \$419,900 - 4006 Township Road 394, Rural Lacombe County

---

MLS® #A2222010

**\$419,900**

2 Bedroom, 1.00 Bathroom, 934 sqft  
Residential on 3.46 Acres

NONE, Rural Lacombe County, Alberta

Affordable acreage living just 6 minutes from Eckville! This 3.46 acre parcel is substantially treed and very private with no immediate neighbours on any side of you, and could be the perfect private escape or a great set up for animals and a hobby farm. The house has been beautifully renovated with all new floors and subfloors, added blown in insulation in the attic, a high efficient furnace, all new pex plumbing throughout, a new hot water tank, new pressure tank for the well and water filtration system, updated trim, refinished kitchen cabinetry, and a stunning total bathroom renovation. Step in to the large entry and mud room which leads into the main living space. The kitchen features refinished two tone cabinetry with stainless steel appliances and overlooks the adjacent eating area. The large front living room enjoys South sun and there are patio doors for a future front deck addition. The primary bedroom also has new double patio doors for another possible deck addition along with a large walk in closet. The fully renovated bathroom includes a beautiful freestanding soaker tub and a huge walk in shower with two shower heads along with all new fixtures. The basement is partially finished with one bedroom and the rest is open to your development ideas. This property is a pleasure to show!

Built in 1940



## Essential Information

MLS® #	A2222010
Price	\$419,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	934
Acres	3.46
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

## Community Information

Address	4006 Township Road 394
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

## Amenities

Parking	Additional Parking, Off Street, RV Access/Parking
---------	---

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Recessed Lighting
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed
Roof	Metal
Construction	Concrete, Stucco, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                May 21st, 2025  
Days on Market        5  
Zoning                      AG

**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.