$1,250,000 - 3021 Township Road 400, Rural Lacombe County

MLS® #A2256388

$1,250,000
0 Bedroom, 0.00 Bathroom,
Agri-Business on 141.25 Acres

NONE, Rural Lacombe County, Alberta

Spanning 141.25 acres, this exceptional property is a prime opportunity for buyers seeking space, versatility, and modern amenities. Nestled amidst dense evergreens with Sylvan Lake's water edge nearby, it offers both natural beauty and practical functionality. The property features a state-of-the-art 40x60' insulated shop with overhead radiant heat, 16â€™ door, concrete floor with drain, a poured concrete apron, metal siding inside and out, perfect for heavy-duty projects. A massive, level gravel staging area is ideal for oilfield, industrial, or storage needs. Fully serviced with natural gas and electricity (100amp), the land is completely fenced and cross-fenced, boasting a premium steel gate entrance for added security and appeal. Additional highlights include a 12x60' trailer skid shack and a septic tank (shop drain), making this expansive property a rare find for industrial, agricultural, or recreational buyers looking for a blend of utility and serene surroundings.

Built in 2014

Essential Information

MLS® #	A2256388
Price	$1,250,000
Bathrooms	0.00
Acres	141.25

Year Built	2014
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

Community Information

Address	3021 Township Road 400
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0X0

Amenities

Utilities	Electricity Connected, Natural Gas Connected

Exterior

Lot Description	Cleared, Many Trees, Pasture

Additional Information

Date Listed	September 13th, 2025
Days on Market	3
Zoning	1

Listing Details

Listing Office	Century 21 Advantage

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