

# **\$759,900 - 309, 27111 Highway 597 Highway, Rural Lacombe County**

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MLS® #A2257995

**\$759,900**

3 Bedroom, 2.00 Bathroom, 1,764 sqft  
Residential on 5.54 Acres

Burbank, Rural Lacombe County, Alberta

Sitting on 5.54 acres overlooking the Blindman River, this log-style 1.5 storey home offers character, charm, and panoramic valley views. The main floor features a bright living room with a wood stove, large south-facing windows, and access to the full wrap-around deck. The kitchen provides oak cabinets, laminate counters, a walk-in pantry, and a cozy dining space. Two spacious bedrooms, a 3-piece bathroom with a full tub, and main floor laundry complete this level. Upstairs you'll find a loft-style bedroom with brand new carpet, dual closets, a 3-piece ensuite, and incredible views through the oversized windows. The partly developed basement is framed and comes with materials on hand to continue the work. The foundation is ICF block, and the home is equipped with underfloor heat, a high-efficient furnace, and hot water tank. Outside, the property offers flat, usable land with treed areas, a pathway to a separate flat site that could be ideal for RV Storage, a camping area or future shop, and a large shop with mezzanine and radiant heat (ready for some attention). Recent upgrades include a new septic field and a newer pressure tank. Located in the friendly Burbank community of Lacombe County, this acreage is just minutes to Blackfalds and 10 minutes to Red Deer—an opportunity for quiet country living with town convenience close by.



Built in 2008

## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2257995                                  |
| Price          | \$759,900                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,764                                     |
| Acres          | 5.54                                      |
| Year Built     | 2008                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 309, 27111 Highway 597 Highway |
| Subdivision | Burbank                        |
| City        | Rural Lacombe County           |
| County      | Lacombe County                 |
| Province    | Alberta                        |
| Postal Code | T0M 0J0                        |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                       |
| Parking        | Gravel Driveway, Heated Garage, Parking Pad, Workshop in Garage, Quad or More Detached, Shared Driveway |
| # of Garages   | 2                                                                                                       |
| Is Waterfront  | Yes                                                                                                     |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer                                                                 |
| Heating           | Forced Air, Natural Gas                                                                              |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |

|              |                                 |
|--------------|---------------------------------|
| Fireplaces   | Living Room, Wood Burning Stove |
| Has Basement | Yes                             |
| Basement     | Full                            |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard                         |
| Lot Description   | Landscaped, Treed, Views, Waterfront |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame, Log                      |
| Foundation        | ICF Block                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 49                   |
| Zoning         | R-CR                 |

## Listing Details

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

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