

# \$450,000 - Rural, Rural Lacombe County

MLS® #A2188841

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Land on 36.37 Acres

NONE, Rural Lacombe County, Alberta

Its "A Little Piece Of Heaven" just north of Benalto off of HWY 11! This prime 36.37 Acre property has got it all! Trees, Creeks, Arable land (approx 13 acres @ \$900/yr), Surface lease revenue X2 (approx \$7250/yr), and an Altalink lease of \$678/yr! There are a couple great building sites on this land and it would make an awesome hobby farm as it has many options! Bring your campers, build your dream home, quad ride, dirtbike, or pitch a tent and just enjoy the piece and quiet only 15 minutes from Sylvan. Maybe even build a retreat! The options are endless and the opportunity is now!



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2188841         |
| Price     | \$450,000        |
| Bathrooms | 0.00             |
| Acres     | 36.37            |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | Rural                |
| Subdivision | NONE                 |
| City        | Rural Lacombe County |
| County      | Lacombe County       |
| Province    | Alberta              |



Postal Code            T0C 0J0

**Additional Information**

Date Listed            January 20th, 2025  
Days on Market        89  
Zoning                 Ag B

**Listing Details**

Listing Office           RE/MAX real estate central alberta

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