

# \$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 176

Zoning Ag B

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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