

# \$1,195,000 - 3021 Township Road 400, Rural Lacombe County

MLS® #A2256388

**\$1,195,000**

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, 16'™ 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 8X53' 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. The land opens up to the SW & near the existing 8.77 acre house/parcel, which is also for sale - A2265232. The seller grazes between 80-100 head of bucking horses on this land. You could log some additional room depending on needs, everything is fenced/gated for grazing without issues around the wet areas; including the gravel area, which is enclosed back to the gate. Rainy Creek Rd. does not ban in the



spring for heavy equip making this property  
ideal for commercial use.

Built in 2014

### Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2256388      |
| Price      | \$1,195,000   |
| 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 | 39                   |
| Zoning         | 1                    |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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