

# **\$847,900 - 249 Briar Road, Rural Lacombe County**

MLS® #A2212206

**\$847,900**

4 Bedroom, 2.00 Bathroom, 1,933 sqft

Residential on 2.32 Acres

Burbank, Rural Lacombe County, Alberta

Shockingly quiet, serene and private! Just minutes to Red Deer, Blackfalds or the QE2 corridor, this Burbank acreage is perfectly situated. Giant bungalow built on concrete foundation crawl space (insulated with styrofoam) has been meticulously maintained. All new plumbing lines, not just for the fixtures but for the floor heating system as well, new boiler, newer hot water tank, newer pressure tank... all installed in the past 4 years. The home is sparkling clean and bright. New white kitchen with quartz counters and island make meal prep a pleasure. The attached oversized single garage houses a store room as well as the utility room and still has lots of space for a vehicle. The 2015 built 30x50 shop is amazing. Completed with concrete walls, it is heated and has a main drive door of 14x14. There is a second drive door (6Wx8H) and two man doors. Property also has a huge powered storage shed (14x20) with tin exterior and interior and wood floor. Grounds are impeccable and the care and effort this property has had over the years is clear. Seller will have all carpets stretched after move out and prior to possession. The property has recently been subdivided and the survey stakes indicate the north boundary.

Built in 1992

## **Essential Information**

MLS® #

A2212206



Price	\$847,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,933
Acres	2.32
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	249 Briar Road
Subdivision	Burbank
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Utilities	Electricity Paid For, Satellite Internet Available
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Crawl Space

### Exterior

Exterior Features	Private Yard, Storage, Rain Gutters
Lot Description	Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	16
Zoning	CR

### **Listing Details**

Listing Office	Century 21 Advantage
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