

## \$1,632,000 - Sw 20-40- 26-w4m, Rural Lacombe County

MLS® #E4416564

**\$1,632,000**

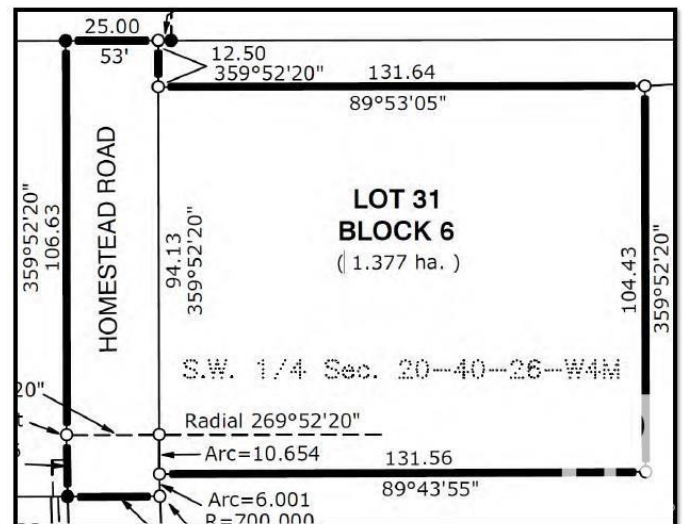
0 Bedroom, 0.00 Bathroom,

Rural on 3.40 Acres

None, Rural Lacombe County, AB

The subject property is the fee simple interest of a +/- 3.40 acre proposed portion of the SW 20-40-26-W4M, in the city of Lacombe. Access to this area is good via municipal roadways off nearby thoroughfares. The developments immediately surrounding the subject property consists of other residential properties, mainly single family, and multi-family developments. The Wes Jackson industrial park is located northwest of the Mackenzie Ranch neighbourhood and Lacombe Market Square and adjacent lands located north of McKenzie Ranch are planned to future commercial and residential development. Homestead Road running along the parcels western boundary has been constructed to the City of Lacombe's required standards. Seller noted that all off site levies have been paid, Urban municipal services i.e. water, sewer, natural gas, electricity, telephone/cable are available at or adjacent to the subject property parcel boundary.

Google Earth – April 2023



### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4416564    |
| Price     | \$1,632,000 |
| Bathrooms | 0.00        |
| Acres     | 3.40        |
| Type      | Rural       |

|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | Sw 20-40- 26-w4m     |
| Area        | Rural Lacombe County |
| Subdivision | None                 |
| City        | Rural Lacombe County |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T4L 0K1              |

**Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Flat Site, Not Fenced, Not Landscaped |
|-------------------|---------------------------------------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 23rd, 2024 |
| Days on Market | 117                 |
| Zoning         | Zone 01             |

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Listing information last updated on April 19th, 2025 at 4:47pm MDT