

## \$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	126
Zoning	Zone 01

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 28th, 2025 at 7:32am MDT