

# \$978,400 - 44, 26218 Township Road 412, Rural Lacombe County

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MLS® #A2208460

**\$978,400**

5 Bedroom, 3.00 Bathroom, 1,868 sqft  
Residential on 5.54 Acres

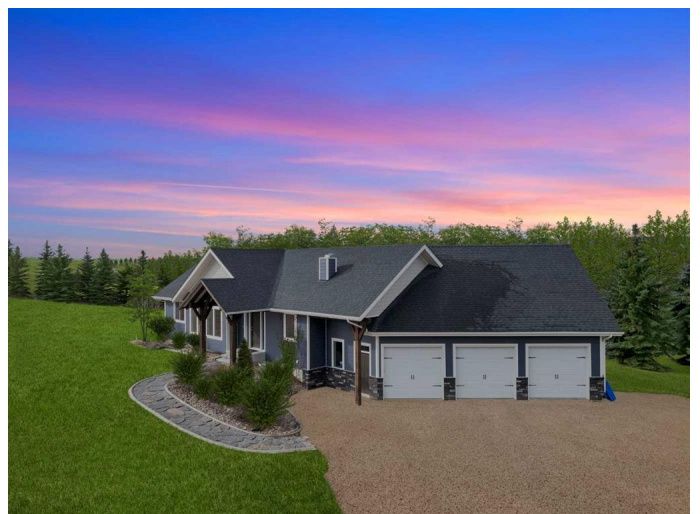
Milton Area, Rural Lacombe County, Alberta

This custom-built Alair Homes property sits on 5.54± acres with a long, private driveway just five minutes north of Lacombe and fifteen minutes south of Ponoka, all on pavement.

Tucked away in the quiet, rural subdivision of Fairbrother, this mature, tree-covered acreage delivers peaceful surroundings coupled with the convenience of nearby amenities.

Built in 2016, this home offers 1,868 (RMS) sq. ft. above grade, and 1290 (RMS) sq. ft. below grade, of thoughtfully designed living space with large windows and 9â€™™ ceilings on all three levels. The open concept design is bright and spacious, loaded with features that add function and comfort, including entryway lockers, main floor laundry, a hidden walk-in pantry, and a gas fireplace that brings warmth to the main living area. The main level boasts two bedrooms, a 4-piece bath, kitchen/dining area and living room with a beautiful, unobstructed view from the large, east facing windows to soak up the morning sun. Patio doors from the dining area invite you to enjoy a barbeque or quiet coffee on the spacious, composite, steel-railed, covered deck. The primary suite sits privately above the oversized garage and includes a large walk-in closet and a tiled ensuite with a walk-in shower.

The fully finished walkout basement includes in-floor heating and two additional bedrooms, a large family room, games room, a 4-piece bath and a storage room offering a



comfortable and practical extension of the main living space. The attached 36'x28' triple-door garage also has in-floor heat and ample space. Durable triple-pane windows are installed throughout much of the home, with some double-pane units as well, offering great efficiency and sound insulation. Mechanical systems include two hot water tanks (2021), a high-efficiency furnace, and central A/C (installed in 2023). Vinyl plank flooring, tile finishes, and asphalt shingles complement this move-in ready home. The balance of the new home warranty also remains in place until 2026.

The private backyard features a rock fire pit area for entertaining, a kids' playground, and a mature forested area that provides a source of firewood, space for kids to play and explore nature and wildlife. There's plenty of room on this property to park your RV, boat and toys and space to walk, quad, or dirt bike. There is also a small coral and chicken coop area.

Utilities servicing the property are underground and there is plenty of space for RV plug-in or to build a large shop.

This is a solid, high-quality acreage that offers space, privacy, and freedom—all just minutes from Lacombe.

Built in 2016

### Essential Information

MLS® #	A2208460
Price	\$978,400
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,868
Acres	5.54
Year Built	2016
Type	Residential

Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	44, 26218 Township Road 412
Subdivision	Milton Area
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 1K3

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Parking Spaces	3
Parking	Triple Garage Attached, Enclosed, Garage Faces Front
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	5
Zoning	R-CR

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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