

# \$260,000 - 2 Montrose Street, Rural Lacombe County

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MLS® #A2178928

**\$260,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.81 Acres

Rosedale Valley, Rural Lacombe County,  
Alberta

Visit REALTOR® website for additional information. Situated in the desirable Rosedale Valley, this 0.81-acre parcel of vacant residential land offers a prime opportunity to build your dream home in a serene, convenient setting. Located on the edge of Lacombe, this property combines the best of both worlds—peaceful rural living with convenient access to town amenities. Much of the preparatory work has been done with the removal of the old home. The lot is already equipped with essential services, including gas & power. A well and septic system are also in place. With its beautiful surroundings & easy access to both Lacombe & the nearby countryside, this is a rare chance to create your ideal home in an exceptional location.

## Essential Information

MLS® #	A2178928
Price	\$260,000
Bathrooms	0.00
Acres	0.81
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	2 Montrose Street
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Subdivision	Rosedale Valley
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 1X8

### **Additional Information**

Date Listed	November 15th, 2024
Days on Market	166
Zoning	Hamlet

### **Listing Details**

Listing Office	PG Direct Realty Ltd.
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