

# \$349,911 - 14 Timmons Close, Lacombe

MLS® #A2084345

## \$349,911

4 Bedroom, 3.00 Bathroom, 1,084 sqft

Residential on 0.11 Acres

Terrace Heights, Lacombe, Alberta

Nestled in a peaceful cul-de-sac, this inviting 4-bedroom, 2.5-bath bungalow is a true gem for families seeking comfort and tranquility. This home has a lovely south facing deck to catch the sun's rays while sending the kids off to any of the multiple schools in the area to choose from. There are many walking trails for those who would like to walk with the family on any occasion. There is a gas fireplace on the main floor to keep warm and cozy on the crisp fall nights playing games and enjoying family time as well. The yard is fenced for people with pets and has access on either side of the house. The property also has an ample garage out back with back alley access to boot. Come and check out this great property! You will not be disappointed.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2084345  |
| Price          | \$349,911 |
| Sold Price     | \$320,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,084     |
| Acres          | 0.11      |
| Year Built     | 2003      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 14 Timmons Close |
| Subdivision | Terrace Heights  |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L2M7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas                                                                           |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | None                                                              |
| Lot Description   | Back Lane, Few Trees, Front Yard, Lawn, Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2023 |
| Date Sold   | November 3rd, 2023   |

|                |      |
|----------------|------|
| Days on Market | 36   |
| Zoning         | R1   |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office           CIR Realty

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