

# \$244,900 - 4, 7002 Cobb Street, Lacombe

MLS® #A2088882

## \$244,900

3 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.00 Acres

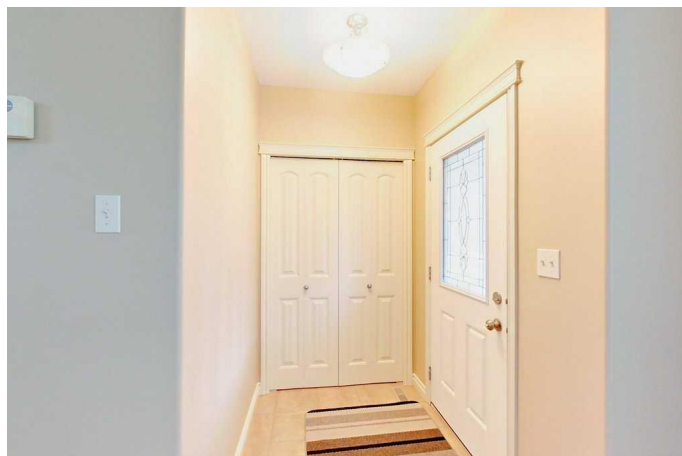
Henner's Landing, Lacombe, Alberta

This beautiful end unit townhome property is located just a stone's throw from Burman University and other amenities. Bright main floor entry leads to the large living room with gorgeous hardwood floors and plenty of natural light. Well appointed kitchen boasts ample cupboard and counter space. Convenient 2 pc powder room completes the main floor. Upstairs features 3 good sized bedrooms ,and a full 4 pc bath. Basement is undeveloped and awaits for design ideas. Unit is roughed in for in floor heat and also boasts a central vac. Comes with 2 assigned parking stalls , as well as an outside storage unit 10'x5'. The 4 plex condo was recently activated and can now be sold by the individual units. Unit is spotless and ready for immediate occupancy.

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2088882  |
| Price          | \$244,900 |
| Sold Price     | \$236,750 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,032     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2009          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Sold          |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4, 7002 Cobb Street |
| Subdivision | Henner's Landing    |
| City        | Lacombe             |
| County      | Lacombe             |
| Province    | Alberta             |
| Postal Code | T4L 0C1             |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Laundry, Storage         |
| Parking Spaces | 2                        |
| Parking        | Off Street, Paved, Stall |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks, Separate Entrance                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| # of Stories      | 2                                                                           |
| Has Basement      | Yes                                                                         |
| Basement          | Partial, Unfinished                                                         |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance, Storage         |
| Lot Description   | Back Lane, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 20th, 2023 |
| Date Sold   | April 12th, 2024   |

|                |      |
|----------------|------|
| Days on Market | 175  |
| Zoning         | R5   |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            Royal Lepage Network Realty Corp.

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