

\$724,000 - 17 Erma Street, Lacombe

MLS® #A2089339

\$724,000

5 Bedroom, 4.00 Bathroom, 2,071 sqft

Residential on 0.14 Acres

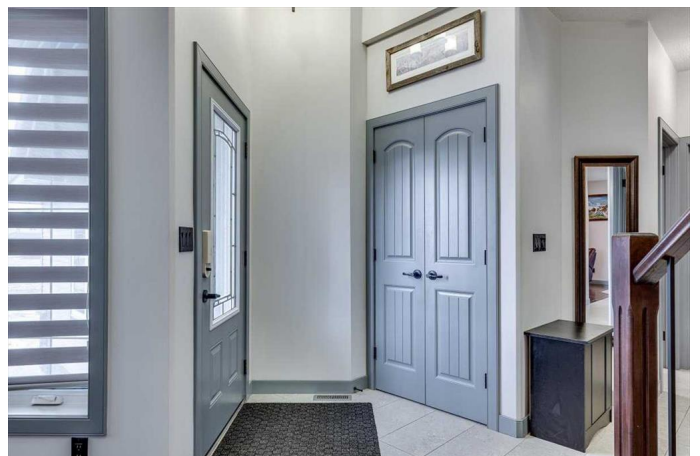
Elizabeth Park, Lacombe, Alberta

Welcome to your dream home! This meticulously designed property offers a perfect blend of luxury and functionality. The entry leads you into the grand living room, featuring a soaring ceiling, a cozy fireplace and a formal dining area, setting the stage for hosting gatherings.

On the main floor, you will find a den with a window, ideal for a home office or study. The combination of tiles, hardwood, and carpet offers an ideal balance of functionality and comfort throughout the house. The kitchen is separate from the living area, offering privacy and allowing for a peaceful cooking experience. It is adorned with granite countertops, a walk-in pantry, and an adjacent eating nook for casual meals. The fully finished heated garage is a car enthusiast's delight, equipped with smart technology compatible with Google and Alexa, as well as hot and cold water, and a convenient drain. The main floor also houses a family room, laundry in the mudroom with cabinets, and a powder room for added convenience.

Venture upstairs to discover three bedrooms. The second bedroom boasts two closets, ensuring ample storage space. The master suite is a true retreat, featuring a walk-in closet and an ensuite bathroom with a jacuzzi and shower, offering a luxurious 4-piece bathroom experience. The full bath and linen closet complete the upper level.

The walkout basement is an entertainer's paradise, featuring in-floor heating, a wet bar



with a fridge, sink, and microwave, a fireplace with stone accents, and a generous bedroom with its own 3-piece bath. The second large bedroom and floor heating control add to the basement's allure.

With a deck that's weatherproof and a walkout deck finished with stone, this home is designed for seamless indoor-outdoor living. Extras such as triple-pane windows, central vacuum, Sprinkler system and hardwired internet make this property an exceptional find. Don't miss the chance to call this house your home!

Built in 2013

Essential Information

MLS® #	A2089339
Price	\$724,000
Sold Price	\$684,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,071
Acres	0.14
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Erma Street
Subdivision	Elizabeth Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L0C9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Oversized, Side By Side

Interior

Interior Features	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Wet Bar, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Gentle Sloping, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 5th, 2023
Date Sold	March 19th, 2024
Days on Market	104
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Summit Realty
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.