

# \$464,911 - 39 Regal Close, Lacombe

MLS® #A2094011

**\$464,911**

3 Bedroom, 3.00 Bathroom, 1,339 sqft

Residential on 0.19 Acres

Regency Park, Lacombe, Alberta

Looking for a gorgeous bungalow with a triple heated garage with lots of room for extra storage in a family friendly neighbourhood close to schools and walking trails and all amenities ? THIS IS IT? A Welcoming Front foyer w/ oak stairway & the ambiance of the gas fireplace in the front living room. Imagine yourself sitting back in your lazy boy recliner just relaxing and reading a book and having a cup of tea. Large open design kitchen with all appliances included (there is gas roughed in for the stove if desired) and the dining room to gather in for those family gatherings. Custom built oak cabinets with pull out drawers, corner shelves, island and door to deck. LOTS of storage areas in this home. On the main there are 2 bedrooms plus office; 1-4 piece bath and a 3 piece ensuite off of master suite on the main and another bedroom and a 2 piece bath in basement with possibility to add a tub or shower if desired. Under floor heating in basement and garage. There is a built in wet bar in the basement that has been custom built and needs to be seen to be fully appreciated and is a perfect fit in the spacious family room area to enjoy movie or game night. Beautifully landscaped yard with birch, china rose, mountain ash, plum and apple trees. Back yard fenced with a gate for easy access to a green space and playground for the kids to enjoy. This home has all the bells and whistles. A pleasure to show!

Built in 1999



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2094011    |
| Price          | \$464,911   |
| Sold Price     | \$465,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,339       |
| Acres          | 0.19        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 39 Regal Close |
| Subdivision | Regency Park   |
| City        | Lacombe        |
| County      | Lacombe        |
| Province    | Alberta        |
| Postal Code | T4L 2H5        |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                            |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Triple Garage Attached |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island                                                                           |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Boiler, In Floor, Forced Air                                                                                |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas, Living Room                                                                                            |
| Has Basement      | Yes                                                                                                         |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Landscaped, Level  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              November 20th, 2023  
Date Sold                December 21st, 2023  
Days on Market        28  
Zoning                    R1  
HOA Fees                0.00

**Listing Details**

Listing Office            CIR Realty

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