

\$259,900 - 4 Heritage Drive, Lacombe

MLS® #A2099750

\$259,900

3 Bedroom, 2.00 Bathroom, 770 sqft

Residential on 0.08 Acres

Heritage Park, Lacombe, Alberta

Welcome to this adorable 3 bedroom 2 bath, UPDATED bi-level on a quiet crescent in Lacombe! Come on in and notice the iron railing that give the whole main level an open and welcome feel. Updated soft close cabinetry and a good size peninsula give the kitchen extra prep and seating space. The dining room can accommodate a large table and even some extra furniture! Warm & cozy vibes continue into the living room, home to a LOG FIREPLACE, complete with stone surround and mantel. The space also has a large bay window brings in lots of extra light, and has options for a few different setups including a reading, office, play area, etc. A four piece bathroom is located on the main level as well. All three bedrooms are located downstairs including the primary bedroom which has a walk in closet. The ceiling has been refinished with wood paneling, carrying that warm feeling to the lower level. In the bathroom there is a spa like fully tiled walk in shower. The laundry room is also located down, along with under the stair and closet storage. Outside has newer SOD & a large DECK with PERGOLA to enjoy those gorgeous POND VIEWS in the summer from- which is just beyond the back fence! New roof, siding, shingles, soffit, the deck and fascia were completed in 2016. New flooring and plumbing were done in 2014. New paint throughout in 2018 & 2023 and the side shed was also added in 2018. The yard is FULLY FENCED and has another shed and



playhouse that will stay. Air conditioning is a nice bonus to keep cool on those summer days! This functional home is well laid out, has so much to offer easy to care for and the location is perfect - walking distance to all amenities, shopping and schools!

Built in 1982

Essential Information

MLS® #	A2099750
Price	\$259,900
Sold Price	\$250,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	770
Acres	0.08
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4 Heritage Drive
Subdivision	Heritage Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N7

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Master Downstairs, Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2024
Date Sold	January 12th, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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