

# \$615,000 - 43 Erma Street, Lacombe

MLS® #A2102776

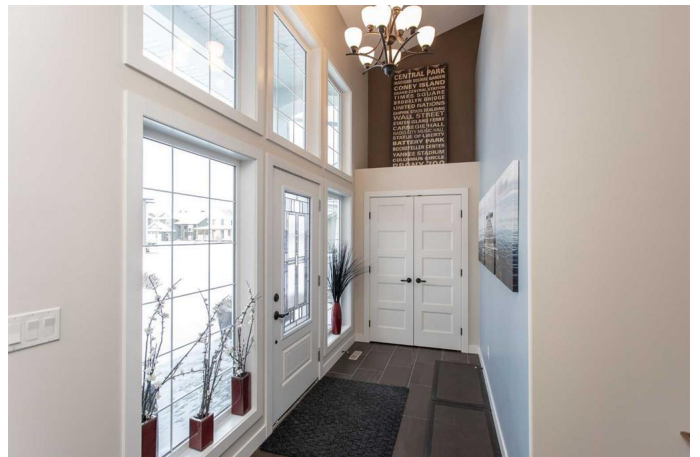
## \$615,000

5 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.14 Acres

Elizabeth Park, Lacombe, Alberta

Gorgeous modified bi-level with walk out basement in Elizabeth Park awaits its new owners! This custom built home exudes quality craftsmanship and finishes throughout. From the moment you drive up you will notice the curb appeal and pride of ownership that is evident! Open the front door and step into a spacious foyer and up the stairs to the main level living space! On the main level you will find a beautiful kitchen with lots of cabinetry, countertop space, corner pantry, large island and lovely stainless steel appliances including an induction cooktop! Vaulted ceilings, open concept to the dining and living room area. The living room gas fireplace is perfect for those chilly Alberta days and you will be ready for summer with central air conditioning in this home. Two spacious bedrooms plus a four piece bathroom complete this level. Now up the stairs to the primary bedroom with a stunning 5 piece ensuite - large soaker tub plus a tile/glass shower - you need to see this to appreciate the beautiful spa like ensuite! Walkout basement is fully developed with family room, two more bedrooms, four piece bathroom, laundry and utility room. Step into the fully fenced backyard which has been landscaped with trees, curbing, shrubs and has back alley access. Double attached heated garage measures 25'1 x 27'9 - lots of room for storage, workbenches and for the vehicles. This is an amazing home that you will be proud to call home!



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2102776          |
| Price          | \$615,000         |
| Sold Price     | \$605,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,595             |
| Acres          | 0.14              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 43 Erma Street |
| Subdivision | Elizabeth Park |
| City        | Lacombe        |
| County      | Lacombe        |
| Province    | Alberta        |
| Postal Code | T4L 0G3        |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                           |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Parking |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Sump Pump(s), Wet Bar                   |
| Appliances        | Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                           |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |

|              |                          |
|--------------|--------------------------|
| Fireplaces   | Gas                      |
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

**Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | January 20th, 2024  |
| Date Sold      | February 15th, 2024 |
| Days on Market | 26                  |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | RE/MAX real estate central alberta - Lacombe |
|----------------|----------------------------------------------|

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