

\$430,000 - 22 Riviera Drive, Lacombe

MLS® #A2162362

\$430,000

4 Bedroom, 3.00 Bathroom, 1,263 sqft

Residential on 0.14 Acres

Regency Park, Lacombe, Alberta

Welcome to your new home in the heart of Regency Park in Lacombe. This quaint little city has all the amenities you'll need and still has a small-town AB feel. The property itself has it all, located on a quiet street with a playground across the street and three minutes to all the amenities for everyday living. It includes grocery stores, restaurants, drug stores and more, located along the 2A highway. Some nearby schools include Central Alberta Christian High School, Terrace Ridge School, École Secondaire Lacombe Composite High School, École Secondaire Lacombe Composite High School, and École Lacombe Junior High School. The property has been well maintained by the current owners and some of the updates include air conditioning, dishwasher, washer and dryer, and new flooring in the basement. Come check out what this home has to offer and contact your favorite agent to arrange your in-person tour. Please don't forget to check the virtual and video tours.

Built in 2000

Essential Information

MLS® #	A2162362
Price	\$430,000
Sold Price	\$420,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,263
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	22 Riviera Drive
Subdivision	Regency Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2H6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Insulated

Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Other, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot, Wooded
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed September 3rd, 2024
Date Sold September 23rd, 2024
Days on Market 20
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.