

\$549,000 - 16 Erica Drive, Lacombe

MLS® #A2164341

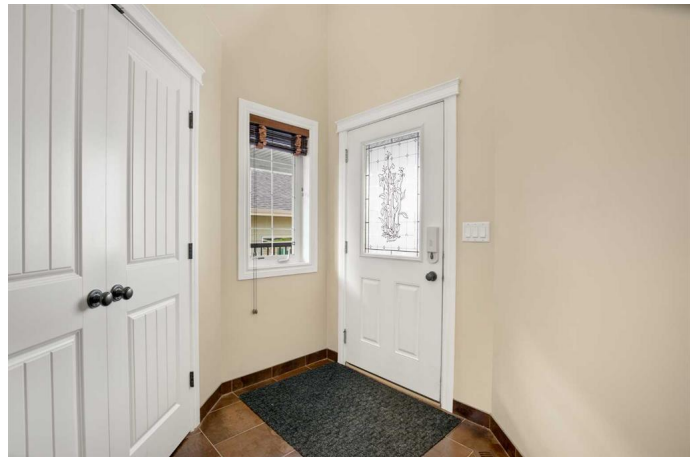
\$549,000

4 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0.14 Acres

Elizabeth Park, Lacombe, Alberta

Great Family Home in a Much Desired Location! Lovely curb appeal on this 4 bedroom 3.5 bath 2-strorey in Elizabeth Park. Large front deck with composite decking and stairs leading to back yard. Enter through the front door to the large tiled entry with a 2pce bath off to one side and back to main floor laundry and garage door as well as a back door to the large tiled pantry. Open floor plan for living room, dining room and kitchen with hardwood floors. Kitchen has lots of cupboards & drawers as well as a large island, granite counters & tile backsplash. Door off the dining rooms leads to covered back deck made of composite for a maintenance free area. Spacious, fenced back yard. Head upstairs to the large primary bedroom with an oversized w/i closet and relaxing ensuite with soaker tub, separate shower & granite counters, Two more good sized bedrooms and a 4 piece bath complete the upper floor. Downstairs you will find a brand new finished basement with new carpet, throughout. The spacious games/theatre room comes with a custom built wet bar, recessed lighting and lots of room to entertain. Another large bedroom, a 3pce bath with a w/i shower with a rain head, a overhead spray and body jets, an office, mechanical and a storage room complete the basement. The O/s double car garage is insulated and heated with a large driveway for extra parking. Upgrades include new shingles/siding in 2015, New hot water on demand & water softener in 2013, New



basement paint, flooring, bathroom, lights in 2024. There is a sump pump which the seller says has never run since they built the house. Located close to walking trails, Playground, Elizabeth Lake and schools, this is a great house and worth checking out!

Built in 2008

Essential Information

MLS® #	A2164341
Price	\$549,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Erica Drive
Subdivision	Elizabeth Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, On Street

Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2024
Date Sold	September 27th, 2024
Days on Market	18
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Lacombe
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