

\$435,000 - 6 Country Ridge Close, Lacombe

MLS® #A2166146

\$435,000

4 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.22 Acres

None, Lacombe, Alberta

This is it! That 4 bedroom, 2 bathroom home that you've been waiting for with a MASSIVE SHOP on a GORGEOUS PIE LOT! This home offers 1,032sqft of thoughtfully updated living space, featuring new flooring, fresh paint, and modern lighting. You'll notice the great curb appeal and EXTENSIVE LANDSCAPING as soon as you pull up. Enter into a SPACIOUS ENTRY, with TILE flooring, DOUBLE CLOSETS and HIDDEN CABINETS (all the way to the ceiling in the entryway!) Open railing leads up to the bright living and dining room. The OPEN CONCEPT kitchen comes with timeless countertops, new STAINLESS STEEL APPLIANCES (2022), a PANTRY, additional cupboards and coffee bar, and an ISLAND with extra seating. All of the lower cupboards in kitchen and baths also have slide out shelves built in! The primary bedroom is the perfect retreat and accommodates larger furniture including a KING BED. The main bathroom has generous counterspace, and so much storage! An additional bedroom finishes off the main floor. Downstairs you'll find a large family room, big windows, & IN FLOOR HEAT. The 2 bedrooms are spacious, and the bathroom has a large walk in TILE SHOWER. Doing laundry is a breeze with loads of space and a countertop with built in LAUNDRY SINK! Outside is a MAINTENANCE FREE deck with beautiful views of your backyard. It has dry storage underneath with lighting and has access from two sides. There are TWO more



sheds in the yard, one with power and roughed in in floor heating, PLUS a wood shed. The impressive (24x31â€™™) detached garage with 10 FOOT DOOR isnâ€™™t something you normally find in town! It features IN FLOOR HEAT, plus OVERHEAD HEAT, 220V POWER, a workbench with power, SINK with cold water, TALL CEILINGS, and is insulated and finished. The yard is a gardeners dream with EXTENSIVE LANDSCAPING, CONCRETE CURBING, PATIO STONES and IRRIGATION to every garden bed. The firepit area also has power to it. (Want to watch the game while having a fire? No problem!) Supersized driveway for lots of vehicles and there is also room if you wanted to park your RV beside the garage. With a long list extras and recent upgrades, (new siding and shingles (2014), plumbing (2015), windows (2010 & 2017)), this home has so much value! Walking distance to schools, walking paths, grocery stores and amenities!

Built in 1998

Essential Information

MLS® #	A2166146
Price	\$435,000
Sold Price	\$455,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.22
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6 Country Ridge Close
Subdivision	None
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2H1

Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Heated Garage, Off Street, Oversized, Quad or More Detached, RV Access/Parking, Tandem

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Water Softener
Heating	In Floor, Forced Air, Combination
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard, Storage
Lot Description	Corner Lot, Garden, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Street Lighting, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	September 24th, 2024
Days on Market	8
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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