

\$449,900 - 6 Regency Court, Lacombe

MLS® #A2183800

\$449,900

4 Bedroom, 3.00 Bathroom, 1,212 sqft

Residential on 0.15 Acres

Regency Park, Lacombe, Alberta

Welcome to this beautiful 2+2 bed, 3-bath Bungalow nestled in a peaceful cul de sac, of long term residents. With its thoughtfully designed layout and numerous features, this property offers comfort, convenience, and versatility for the entire family, seniors or empty nesters! The main floor boasts a bright and spacious living room, filled with natural light from large windows. There are custom cafe style blinds and a built in gas fireplace. The open kitchen is equipped with newer stainless steel appliances, and a functional island with plenty of storage and countertop space. It seamlessly connects to the dining area. There is a covered back deck that is perfect lounging on summer nights and for the barbecue. Convenience is key, with main floor laundry and central air conditioning. The main level also hosts a generously sized bedroom and the primary suite, which includes a walk-in closet and lovely ensuite. The basement has been fully developed in the last 4 years and offers a large family/games room, perfect for entertaining or customizing to suit your needs. Two additional spacious bedrooms, a full bathroom, and an abundance of storage complete the lower level. This home has recently had fresh paint, some upgraded flooring, new shingles (2017), new hot water tank (2018) and new siding (2015). The heated, attached oversized garage features a floor drain for added convenience. The fenced backyard provides plenty of space for outdoor activities including a paved parking pad for



your RV or trailer and features an irrigation system for front, back, and side yards. Everyone loves low maintenance landscaping! This property is located close to two schools and has been gently lived in and well-maintained over the years. It is a true gem, combining modern comfort with practical features, all in a great location. Move in ready!

Built in 2001

Essential Information

MLS® #	A2183800
Price	\$449,900
Sold Price	\$445,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,212
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6 Regency Court
Subdivision	Regency Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2H5

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 20th, 2024
Date Sold	January 13th, 2025
Days on Market	24
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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