

\$419,000 - 70 Valley Crescent, Lacombe

MLS® #A2186943

\$419,000

6 Bedroom, 3.00 Bathroom, 1,255 sqft

Residential on 0.15 Acres

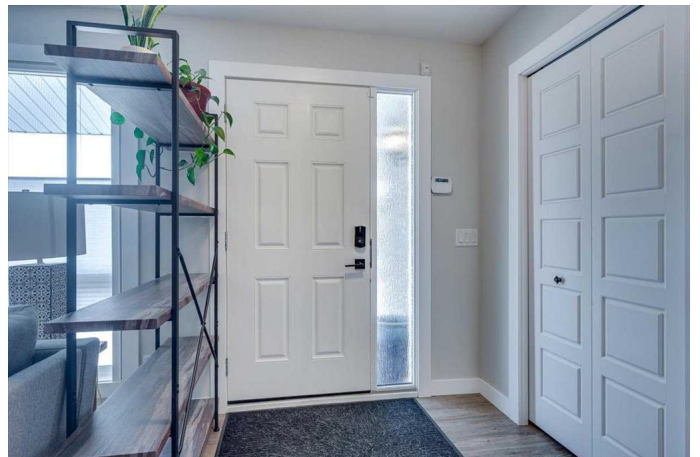
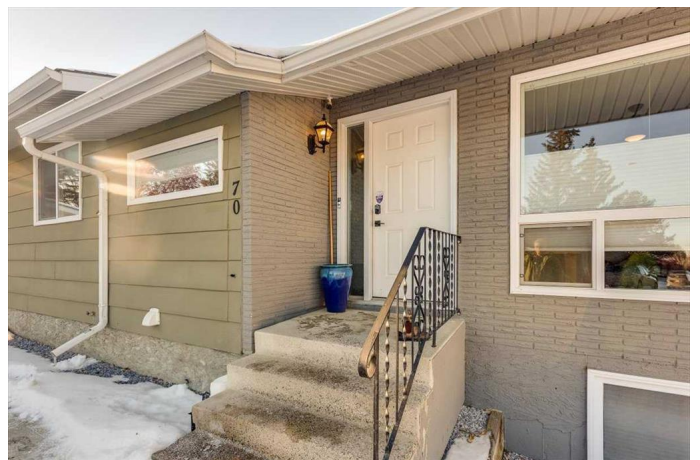
Fairway Heights, Lacombe, Alberta

This is a MODERN, UPDATED, SIX BEDROOM, fully finished home with a LEGAL SUITE. Live upstairs and enjoy the benefits of the mortgage helper basement suite. You'll love the modern finishes and open floor plan of this home. The main floor has an open plan kitchen/dining/living area with big windows and plenty of light. The kitchen has a large island, tile backsplash and modern appliances. It's the perfect gathering point for family and friends. There are three great sized bedrooms, ensuite bathroom, main bathroom, and upstairs laundry! The basement suite is a Legal Suite and is rented for \$1300 plus divided utilities. The single detached garage allows for parking for one vehicle or plenty of storage. The yard large and fenced for your privacy. There are two driveways for off street parking. It's move in ready!

Built in 2016

Essential Information

MLS® #	A2186943
Price	\$419,000
Sold Price	\$432,500
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,255
Acres	0.15



Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	70 Valley Crescent
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1R9

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vinyl Windows, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Microwave
Heating	Forced Air, Baseboard
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 10th, 2025
Date Sold	January 25th, 2025
Days on Market	15
Zoning	R2

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Lifestyles Realty

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