

# \$309,900 - 2, 76 Terrace Heights Drive, Lacombe

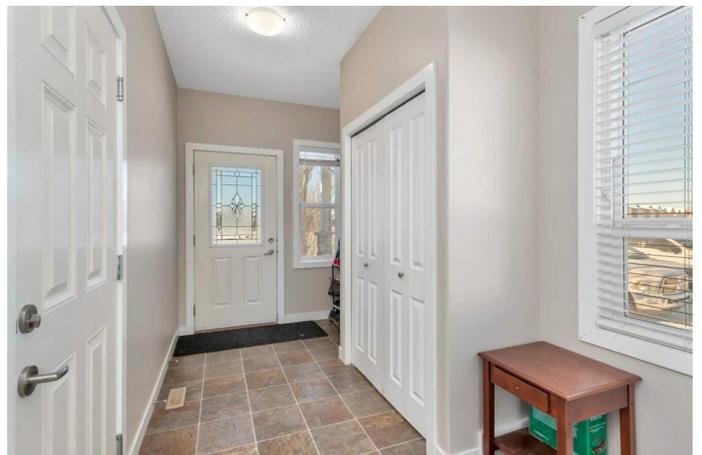
MLS® #A2195506

**\$309,900**

3 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 0.00 Acres

Terrace Heights, Lacombe, Alberta

Getting into home ownership starts at #2, 76 Taylor Drive! Built in 2009, this small complex offers spacious townhouse units with great views and WALKING distance to parks, playgrounds & Terrace Ridge Elementary School. This END unit has nice curb appeal with a covered front porch and single attached garage. The front entrance offers ample room to store coats and shoes with a small nook and a double closet. There is a handy 2 piece bathroom and access to the garage from the wide hallway leading to the main living area. With warm laminate and huge windows, this bright space offers a great place to gather. The kitchen has plenty of cabinet and counter space and counter seating for additional room. There is also access to the back deck. The upstairs features a LARGE primary bedroom with gorgeous views, a double closet and a 3 piece ensuite bath with additional shelves for storage. There are two additional bedrooms and a full 4 piece bath. The basement features a large family room complete with a big window keeping this space bright. The laundry room is adjacent as well as a large storage room for all your extras. The single attached garage offers room for a full sized vehicle and ample storage. The back yard is FULLY FENCED a small deck and unobstructed views for DAYS! With so many windows and a warm colour palette, this home is bright and inviting! Area maintenance is included in your condo fees as well as sewer, water and garbage collection. This great



townhouse is the perfect place to call home!

Built in 2009

### **Essential Information**

MLS® #	A2195506
Price	\$309,900
Sold Price	\$305,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,276
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### **Community Information**

Address	2, 76 Terrace Heights Drive
Subdivision	Terrace Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0E5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

### **Interior**

Interior Features	Closet Organizers
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 19th, 2025
Date Sold	March 6th, 2025
Days on Market	15
Zoning	R5
HOA Fees	0.00

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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