

# \$609,900 - 1 Edith Avenue, Lacombe

MLS® #A2226260

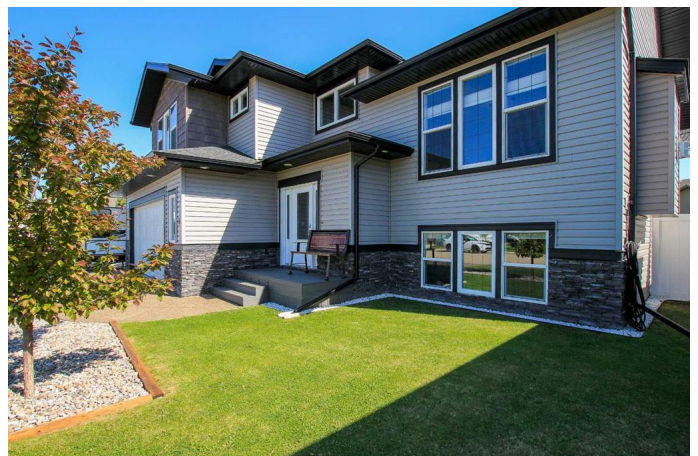
**\$609,900**

4 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.16 Acres

Elizabeth Park, Lacombe, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 3 BATH MODIFIED BI-LEVEL ~ HEATED OVERSIZED DOUBLE GARAGE + 2 RV PARKING SPOTS ~ Pride of ownership is evident in this well cared for, spotless home ~ Some of the many recent updates include; Garage heater, garage floors and walls painted, air exchanger, water softener, reverse osmosis system, and electronic deadbolts all completed in 2022/23, composite decking (front and back), washing machine, kitchen faucet, and vent covers all completed in 2024, fresh paint throughout (including trim and doors), vinyl plank flooring, USB outlets, and painted exterior doors all completed in 2025 ~ The front yard is beautifully landscaped, has an aggregate driveway, gravel RV parking pad and views of the park just across the street ~ Front veranda leads to the generous size foyer with high ceilings ~ Open concept main floor layout complemented by soaring vaulted ceilings and hand scraped hardwood floors ~ The living room has a large window with views of the park and is centred by a cozy gas fireplace with a raised hearth and tile surround ~ The kitchen offers a functional layout with plenty of dark stained wood cabinets, ample stone countertops including an island with an eating bar, full tile backsplash, under mount granite sink with a window above and a spacious pantry ~ Easily host large gatherings in the dining room that is filled with natural light from large windows and features garden door



access to the deck and backyard ~ The sunny south facing deck is partially covered, has composite deck boards and a gas line for your BBQ or patio heater ~ Main floor bedroom has hardwood flooring and can easily accommodate a king size bed plus multiple pieces of large furniture ~ 4 piece main bathroom has stone countertops and a large linen closet with built in shelving ~ Open staircase overlooks the main floor and leads to the private and spacious primary oasis featuring vaulted ceilings, a large walk in closet with built in shelving, and a spa like ensuite offering an oversized vanity with stone counter tops and dual sinks, a jetted soaker tub and a walk in shower with a built in bench ~ The fully developed basement has high ceilings, large above grade windows and in floor heating roughed in and offers a theatre room with built in speakers, 2 large bedrooms with ample closet space, a 3 piece bathroom, laundry and ample space for storage throughout ~ 24' L x 26' W attached garage is heated, insulated, finished with painted drywall, has a freshly painted floor and a man door to the backyard ~ The sunny south facing backyard is landscaped with mature trees and shrubs, plenty of grassy yard space, has enclosed storage below the deck and two sheds offers tons of storage, gated RV parking and is fully fenced with back alley access ~ Excellent location; across from a park, playground & walking trails, close to schools, shopping, and all other amenities!

Built in 2015

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2226260  |
| Price     | \$609,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Square Footage | 1,390             |
| Acres          | 0.16              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1 Edith Avenue |
| Subdivision | Elizabeth Park |
| City        | Lacombe        |
| County      | Lacombe        |
| Province    | Alberta        |
| Postal Code | T4L 0H3        |

### Amenities

|                |                                                                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                                                                                                             |
| Parking Spaces | 6                                                                                                                                                                                                                        |
| Parking        | Additional Parking, Aggregate, Alley Access, Double Garage Attached, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Multiple Driveways, Oversized, Parking Pad, RV Access/Parking, RV Gated, See Remarks |
| # of Garages   | 2                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings                                                                                                                                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                            |

Basement                      Finished, Full

**Exterior**

Exterior Features      BBQ gas line, Private Entrance, Private Yard, Storage  
Lot Description        Back Lane, Back Yard, Front Yard, Landscaped, Level, Triangular Lot  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 30th, 2025  
Days on Market        18  
Zoning                    R1

**Listing Details**

Listing Office            Lime Green Realty Inc.

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