

# \$395,000 - 44 Country Ridge Close, Lacombe

MLS® #A2231660

## \$395,000

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.10 Acres

Lacombe Residential Subdivision, Lacombe, Alberta

Fully Developed 2-Storey with Detached Double Garage on a quiet close in Lacombe! From the front veranda, step inside the open front entry and into the main floor that features laminate flooring throughout, a living room, 2-pc bathroom, and an updated kitchen. The kitchen offers plenty of cabinet space, a large kitchen island w/ eating bar, corner pantry, stainless appliances, and access to your fully fenced backyard. Upstairs you will find the good-sized primary bedroom with a 3-pc ensuite and walk-in closet. The upper floor is complete with 2 additional bedrooms, and a 4-pc bathroom. In the basement you will find a den (potential 4th bedroom), good size family room, and the laundry room. In the fully fenced east facing backyard you will find access to the detached double garage with back-alley access. Conveniently located close to schools, parks, shopping, and so much more!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231660  |
| Price          | \$395,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,275     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 1999        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 44 Country Ridge Close          |
| Subdivision | Lacombe Residential Subdivision |
| City        | Lacombe                         |
| County      | Lacombe                         |
| Province    | Alberta                         |
| Postal Code | T4L 2H1                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 48              |
| Zoning         | R1-N            |

**Listing Details**

Listing Office                      Century 21 Maximum

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