



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**92 Iron Wolf Boulevard
Lacombe, Alberta**

MLS # A2338506



\$324,900

Division:	Iron Wolf		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Modified Bi-Level		
Size:	725 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions:	n/a
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This well-maintained, move-in-ready home features timeless wood cabinetry and a functional kitchen with a corner pantry, new appliances, and new vinyl plank flooring & carpet. Freshly painted throughout in a modern, neutral palette, the home is filled with natural light, creating a bright and welcoming atmosphere. The spacious primary bedroom offers a comfortable retreat, with the added convenience of laundry located on the same level as the bedrooms. Outside, enjoy a fully fenced, low-maintenance chain-link backyard complete with a firepit—perfect for relaxing or entertaining. Additional highlights include attractive curb appeal, a good-sized storage shed, and rear parking. An excellent value and an ideal opportunity for first-time buyers or those looking to downsize, all in a great neighbourhood.