



GRASSROOTS
REALTY GROUP

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12 Iron Wolf Ridge Lacombe, Alberta

MLS # A2344640



\$649,900

Division:	Iron Wolf		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,613 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1b
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Waterfall pump for the pond, Garage heater

This stunning 1,613 sq ft bungalow is quietly nestled in a desirable Lacombe cul-de-sac, offering the ideal blend of comfort and convenience. Backing directly onto a tranquil green space, the property provides beautiful views and extra privacy right in your backyard. Inside, the spacious main floor layout is designed for effortless living with plenty of natural light. A highly convenient main floor laundry room eliminates the hassle of carrying baskets up and down stairs. Car enthusiasts and hobbyists will love the attached double garage, which comes fully heated and equipped with 220-volt power. Parking is never an issue here, thanks to dedicated RV parking right on the property for your recreational vehicles or trailer. The main living areas flow seamlessly together, creating a warm and inviting atmosphere for family gatherings and entertaining guests. Step outside to enjoy peaceful outdoor living with direct access to local walking paths and nature right from your back gate. The quiet cul-de-sac location ensures minimal traffic, making it a safe and serene environment for all ages.