

# \$650,000 - 70 Parlby Crescent, Lacombe

MLS® #A2214759

**\$650,000**

4 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.27 Acres

Metcalf Ridge, Lacombe, Alberta

**BUILT IN 2021 – 4 BED / 3 BATH**

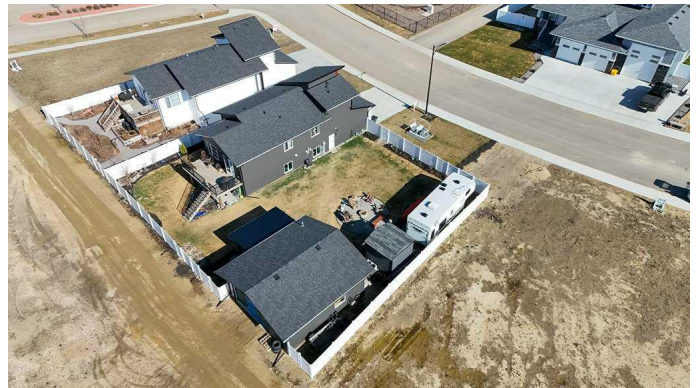
**MODIFIED BI-LEVEL WITH TWO GARAGES!**

Welcome to this well-kept modified bi-level by Reiser Developments, located in the desirable METCALF RIDGE subdivision – directly across from a park with walking trails. Sitting on OVER A QUARTER-ACRE LOT, this clean and move-in ready home offers great space, a functional layout, and a fantastic location.

Inside, you’ll find a bright kitchen with quartz countertops, a striking tile backsplash, and a walk-in pantry. French doors off the dining area lead to a family-sized deck – ideal for barbecuing and entertaining – overlooking the large, landscaped backyard.

The spacious living room features nice vinyl plank flooring that flows through the kitchen and dining areas, while ceramic tile finishes the bathrooms. There is THREE BEDROOMS on the UPPER LEVELS – two on the main floor (one with a walk-in closet), plus convenient MAIN-FLOOR LAUNDRY. Just a few steps up, the primary suite offers another walk-in closet and a FOUR-PIECE ENSUITE.

The fully finished lower level, completed by the builder, includes a cozy gas fireplace, a large open family room, a fourth bedroom, and another full bathroom – with plenty of space to EASILY ADD A FIFTH BEDROOM, if needed. A 50-gallon hot water tank is also



included.

This property comes with several extras, including CENTRAL AIR CONDITIONING, a gas line for the BBQ, a FRONT ATTACHED GARAGE, a LARGE DETACHED GARAGE, a CARPORT, and EXTENSIVE RV PARKING with TWO RV GATES, PLUS A UTILITY GATE, and a 50-AMP RV PLUG. The fully landscaped yard includes fruit trees (plum, apple, and cherry), raspberry bushes, and a 10'—10 STORAGE SHED.

SOLID, SPACIOUS, AND READY FOR NEW OWNERS — this home offers great value in a great neighbourhood. REMAINDER OF THE 10-YEAR NEW HOME WARRANTY INCLUDED!

Built in 2021

**Essential Information**

MLS® #	A2214759
Price	\$650,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,266
Acres	0.27
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

**Community Information**

Address	70 Parlby Crescent
Subdivision	Metcalf Ridge

City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0J9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, Carport, Garage Faces Rear, Insulated, Paved, RV Access/Parking
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Gas Grill, RV Hookup
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	65
Zoning	R1

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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