

# \$375,000 - 46 Heritage Drive, Lacombe

MLS® #A2225806

## \$375,000

4 Bedroom, 2.00 Bathroom, 984 sqft

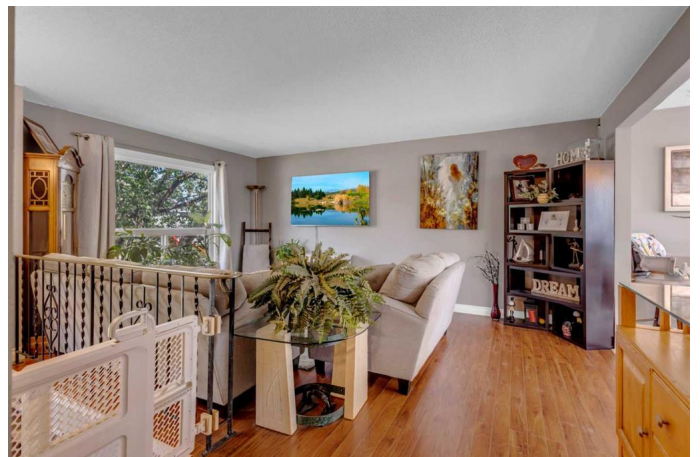
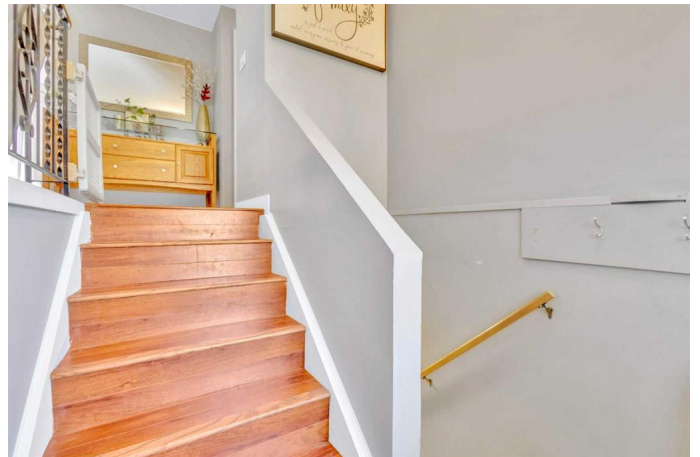
Residential on 0.14 Acres

Heritage Park, Lacombe, Alberta

Flourishing small town charm with big town amenities, Lacombe is the perfect community to plant down your roots! Over 1800 sq ft of living space and fully renovated from top to bottom, 46 Heritage Drive is move in ready! On a family friendly crescent, backing onto a beautiful walking trail with large fenced back yard, step into bright open concept living. Notice attention to details over the years with custom tile work, new soft close kitchen cabinetry with new hardware, modern light fixtures, updated light switches, plug-ins, all new interior doors, new flooring, new trim, new countertops, newer windows and fresh paint throughout! This well loved home features three bedrooms on the main floor - perfect layout for a young family - plus 4 piece bathroom with upgraded anti-fog mirror and in-floor heat providing a luxury feel. With no shortage of storage space, continue down to the lower level to find a MASSIVE 4th bedroom, upgraded spa-like bathroom, and finished media room offering flexibility to add your personal touches. Outside, enjoy off-street parking that can fit 2 vehicles or your RV, bountiful apple trees, under deck storage, treed privacy, fire pit area with wood storage, garden area and eco-friendly rain barrel water system great for your backyard needs!

Built in 1981

## Essential Information



MLS® #	A2225806
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	46 Heritage Drive
Subdivision	Heritage Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N7

### **Amenities**

Parking Spaces	2
Parking	Front Drive, Off Street, Parking Pad

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	49
Zoning	R1

## Listing Details

Listing Office      Maxwell Real Estate Solutions Ltd.

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