

# \$419,900 - 44 Country Ridge Close, Lacombe

MLS® #A2231660

## \$419,900

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	\$419,900
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	22
Zoning	R1-N

**Listing Details**

Listing Office                      Century 21 Maximum

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