

\$449,900 - 40 Country Ridge Close, Lacombe

MLS® #A2223794

\$449,900

3 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.10 Acres

Lacombe Residential Subdivision, Lacombe, Alberta

SWEET LEGAL SUITE IN LACOMBE!

Located in a quiet key hole close, this bi level home offers 3 bedrooms, 2 bathrooms with legal suite in basement. The main level has an open floor plan with vaulted ceilings and lots of natural light. The large kitchen has lots of counter and cabinet space, pantry, eating bar and overlooks the dining & living room. Two bedrooms and four piece bath complete this space. The lower level offers a newly developed one bedroom, one bathroom legal suite. Adorable L-shaped kitchen adjacent to the dining/living room area offers lots of natural light and room for good sized furniture. Shared laundry area for upper and lower unit. West facing rear yard with a double heated garage. Upper floor currently rented with tenant who would like to stay. Shingles replaced in 2016, new motherboard for furnace 2025, and one hot water tank in 2020. Come check it out before its gone!

Built in 1997

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2223794 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,001 |



| | |
|------------|-------------|
| Acres | 0.10 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 40 Country Ridge Close |
| Subdivision | Lacombe Residential Subdivision |
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 2H1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Gas Stove, Refrigerator, Washer/Dryer |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Landscaped, Lawn, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | May 22nd, 2025 |
|-------------|----------------|

| | |
|----------------|------|
| Days on Market | 18 |
| Zoning | R1-N |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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