

# \$429,900 - 36 Talbot Close, Lacombe

MLS® #A2235771

**\$429,900**

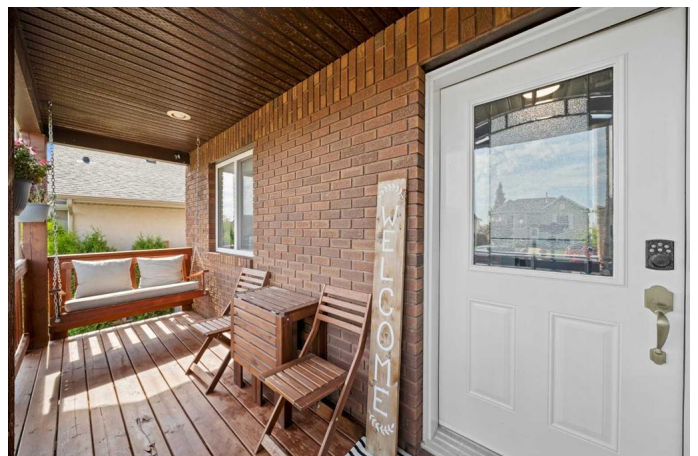
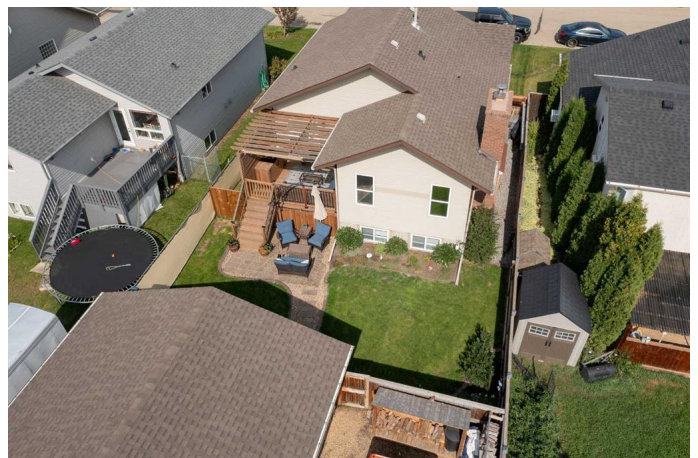
4 Bedroom, 2.00 Bathroom, 1,081 sqft  
Residential on 0.11 Acres

Terrace Heights, Lacombe, Alberta

Tucked away on a quiet close in one of Lacombe's most family-friendly neighbourhoods, this updated bi-level offers space, style, and a layout that works for the way you live. With 4 Bedrooms, 2 Bathrooms, and 1,080 Sq.Ft. on the main plus a fully finished basement, there's room to spread out whether you're raising a family or simplifying your lifestyle with room to spare. Recent upgrades include upgraded attic insulation, fresh paint, updated flooring and lighting, central A/C, under deck storage, and upgraded landscaping.

The main floor invites you in with a welcoming front porch and a cozy Living Room, perfect for relaxing at the end of the day. The Kitchen and Dining area offer plenty of space to cook and gather, with direct access to the back deck for easy indoor-outdoor flow. Three Bedrooms, including the Primary, are all located on the main level along with a full 4 Piece Bath—ideal for families with young kids or hosting out-of-town guests.

Downstairs, the Family Room features a charming wood-burning stove insert that adds warmth and character, while the adjoining Rec Room is a great spot for playtime, movie nights, or a home gym setup. A 4th Bedroom, 3 Piece Bathroom, and a spacious utility room with excellent storage round out the lower level, giving you all the flexibility you need.



Outside, the backyard is ready for entertaining, relaxing, or letting the kids and pets run free. Enjoy the pergola-covered deck, enclosed storage beneath, concrete curbing for easy maintenance, and a lower stone patio thatâ€™s perfect for summer evenings. Thereâ€™s back lane access to a detached double Garage plus an extra parking pad for additional vehicles.

Appliance updates include an induction stove added in 2020 and a new dishwasher and microhood in 2025. Just a short walk to nearby schools and playgrounds, with quick access to local amenities and Hwy 2A for an easy commute. This home is move-in ready and waiting for its next chapter.

Built in 2003

**Essential Information**

MLS® #	A2235771
Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.11
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	36 Talbot Close
Subdivision	Terrace Heights
City	Lacombe
County	Lacombe

Province	Alberta
Postal Code	T4L 2M6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 13th, 2025
Days on Market	15
Zoning	R1

### Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.