

# \$369,900 - 44 Country Ridge Close, Lacombe

MLS® #A2247304

**\$369,900**

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.10 Acres

Lacombe Residential Subdivision, Lacombe, Alberta

PERFECT Home for an INVESTMENT Property or First Time Home Buyer! 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 (island can be removed), 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 (Terrace Ridge School â€” Kindergarten to Grade 7), parks, shopping, and so much more!

Built in 1999

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2247304  |
| Price    | \$369,900 |
| 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    | August 9th, 2025 |
| Days on Market | 65               |
| Zoning         | R1-N             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.