

# \$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
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Days on Market	32
Zoning	R1-N

## **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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