

# \$319,900 - 22, 4546 Iron Wolf Place, Lacombe

MLS® #A2246359

**\$319,900**

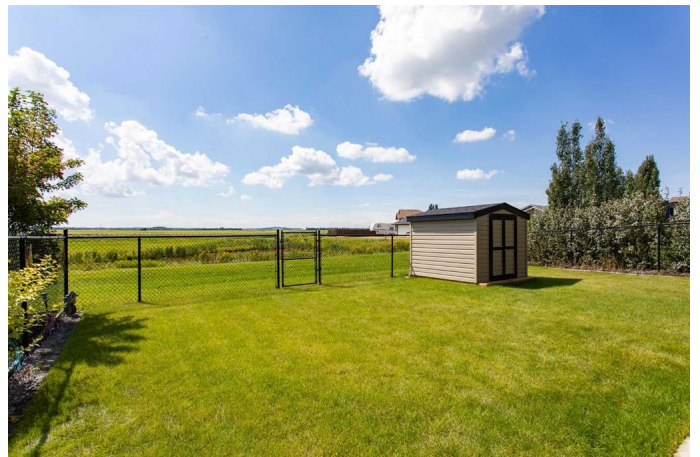
3 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.08 Acres

Iron Wolf, Lacombe, Alberta

Get ready to enjoy this lovely condo/duplex that shows like new! From the moment you drive into this condo project you will appreciate the pride of ownership and the close knit community that Iron Wolf Place has to offer! This unit has had new vinyl plank flooring and fresh paint recently and is a pleasure to view! Main floor has primary bedroom which will accommodate a king size bed plus a spacious walk in closet and a 4 piece ensuite. The open concept kitchen/dining/living room areas have beautiful views of your backyard and the country side to the south - no neighbors behind as this is Federal Government Research Station land. The kitchen boasts an abundance of cabinetry, countertop space and has stainless steel appliances. Living room and dinette area are a good size as well and make it easy to host family and friends! The walk out basement is fully finished with the 2nd and 3rd bedrooms, laundry, 4 piece bathroom and family room. The home has central air conditioning for those hot summer days and nights! The south facing yard is beautifully landscaped, fenced, waterback and is one of the larger yards in the condo project! This home is perfect for the first time buyer, downsizers or investment. Condo fees are \$121.16 and include snow removal, garbage, professional management and reserve fund - affordable condo living!

Built in 2012



## Essential Information

MLS® #	A2246359
Price	\$319,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	22, 4546 Iron Wolf Place
Subdivision	Iron Wolf
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0G1

## Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Interior Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot

Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 7th, 2025
Days on Market	56
Zoning	R4

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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