

\$295,000 - 5 Eagle Road, Lacombe

MLS® #A2262902

\$295,000

3 Bedroom, 3.00 Bathroom, 1,056 sqft

Residential on 0.10 Acres

Fairway Heights, Lacombe, Alberta

FULLY DEVELOPED & MOVE IN READY ~ SEMI DETACHED 3 BEDROOM, 3 BATHROOM BI-LEVEL IN FAIRVIEW HEIGHTS ~ ATTACHED GARAGE ~ Brick and stucco exterior are complemented by mature landscaping offer eye catching curb appeal to this well cared for home ~ Sun filled foyer with high ceilings welcomes you ~ The spacious living room features large west facing windows that fill the space with natural light ~ The kitchen has a functional layout and offers an abundance of white cabinets, ample counter space, window above the sink, and a raised eating bar ~ Easily host large gatherings in the dining room with more large west facing windows overlooking the front yard and providing tons of natural light ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers, a 2 piece ensuite, and sliding patio doors that lead to the expansive deck and backyard ~ Second main floor bedroom is also a generous size with ample closet space ~ 4 piece main bathroom has updated vanity, tile backsplash, and built in linen shelving ~ The fully finished basement, with large above grade windows, offers tons of space with a family room, 3rd bedroom, 3 piece bathroom with a walk in shower, and a massive multi-purpose room with tile flooring, built in shelving, laundry with a folding counter and access to the attached garage ~ Single attached garage is insulated, finished with drywall, has built in shelving, and



a driveway offering additional off street parking
~ The fully fenced backyard is landscaped,
has a garden shed, fire pit area, large deck
and a stone patio just off the front entry ~
Located steps to multiple schools, parks,
playgrounds, walking trails, and lakes plus
easy access to shopping and all other
amenities.

Built in 1976

Essential Information

MLS® #	A2262902
Price	\$295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,056
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5 Eagle Road
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1R3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Single Garage Attached, Additional Parking, See

	Remarks
# of Garages	1

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Zoning	R2

Listing Details

Listing Office	Lime Green Realty Central
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