

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

MLS® #A2247304

\$369,900

3 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.10 Acres

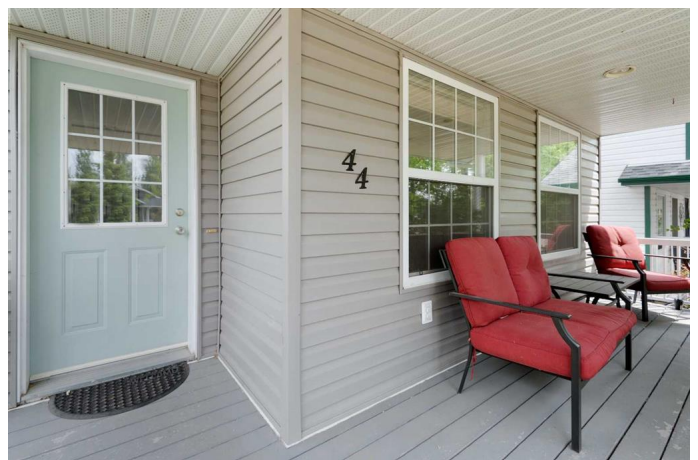
Lacombe Residential Subdivision, Lacombe, Alberta

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	45
Zoning	R1-N

Listing Details

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

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.