# \$579,900 - 9 Lakes Close, Lacombe

MLS® #A2217338

## \$579,900

5 Bedroom, 3.00 Bathroom, 1,653 sqft Residential on 0.21 Acres

The Lakes, Lacombe, Alberta

Now available in popular "The Lakes!" This 5 bedroom 3 bathroom home on an impressive REVERSE PIE LOT has room for the whole family and your RV! The spacious main floor offers a functional kitchen with classic oak cabinetry including a PANTRY cupboard, COFFEE BAR area, ISLAND, SILIGRANITE SINK and sharp black appliances. There are 2 large dining rooms, one of them complete your eat in kitchen with a FIREPLACE and spot for your TV. Potential to possibly open up the kitchen and create an even more open feel to living room. Conveniently located down the hall is MAIN FLOOR laundry, three bedrooms including the primary suite which offers a WALK IN CLOSET and three piece ENSUITE. The main bath features DOUBLE SINKS, FULL TILE SURROUND and a linen closet. Downstairs is a wide living space where you could even add a sixth bedroom should you need it. You have access to the HEATED double garage which is nicely warmed with in floor heating. The basement also has WORKING IN FLOOR HEAT, two bedrooms, a three piece bathroom with GORGEOUS TILED WALK IN SHOWER, loads of storage and a SECOND ENTRANCE leading up to the back yard. This property has SUITE POTENTIAL having a second entrance, additional parking, in-floor heat and main floor laundry. The back yard is nicely laid out with an upper deck and lower STAMPED CONCRETE patio with PERGOLA, decorative landscaping, mature trees for privacy, maintenance free deck tiles,







RV/BOAT PARKING and large storage shed. Deck also has NATURAL GAS run to it for BBQING this summer. Homes in this area do not come up often. A truly amazing home with fabulous neighbors!

#### Built in 1995

## **Essential Information**

MLS® # A2217338 Price \$579,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,653 Acres 0.21 Year Built 1995

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 9 Lakes Close
Subdivision The Lakes
City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 1S5

#### **Amenities**

Parking Spaces 6

Parking Double Garage Attached, Off Street, RV Access/Parking, Additional

Parking, Alley Access, Driveway

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home,

Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating In Floor, Fireplace(s), Forced Air, Electric

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Up To Grade

#### **Exterior**

Exterior Features BBQ gas line, Private Yard, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance

Landscape, Street Lighting, Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 7
Zoning R1

## **Listing Details**

Listing Office CIR Realty

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.