

# \$409,000 - 62 Heritage Drive, Lacombe

MLS® #A2224596

**\$409,000**

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.21 Acres

Heritage Park, Lacombe, Alberta

Welcome to a great family home with a pleasing floorplan situated on an oversized pie shaped lot! From the moment you drive up you will appreciate the quiet neighborhood and its central location to the school systems, shopping, walking trails and restaurants! Open the front door and you won't be disappointed! The living room is very spacious with lovely vinyl plank flooring, three large windows allowing natural light to shine in! The kitchen has an abundance of cabinetry and countertops space, an island and is an open concept to the dining area. Garden doors lead you to your oversized deck and pie shaped lot which is fully fenced with low maintenance yard. Upper level is home to the three bedrooms including the primary bedroom with walk in closet and a two piece ensuite! Second and third bedrooms plus a four piece bathroom complete this level. Lower level has fourth bedroom, four piece bathroom, laundry room and family room - great place to host family and friends for the playoffs! Basement has another family room/den which is great for the home gym, gaming room or play area for the kids! This four level split home has had some nice upgrades in recent years including windows, flooring and paint! The double attached garage (no entry from the house) measures 21'5" x 22'10" and there is lots of parking in the driveway. The east facing back yard is low maintenance and has lots of room for shed, a play centre and room to play lawn games!



Quick possession available - great home in a lovely neighborhood!

Built in 1982

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2224596      |
| Price          | \$409,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| Acres          | 0.21          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 62 Heritage Drive |
| Subdivision | Heritage Park     |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 1N8           |

**Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 6                                                     |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Stone Counters, Vinyl Windows                                             |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Back Yard, Landscaped, Lawn, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Brick, Other                                                 |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 21             |
| Zoning         | R1             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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