

# \$499,900 - 42 Westview Drive, Lacombe

MLS® #A2224760

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,281 sqft  
Residential on 0.16 Acres

Fairway Heights, Lacombe, Alberta

Welcome to 42 Westview Drive, a beautifully maintained and spacious home offering 4 bedrooms and 3 bathrooms, nestled in one of Lacombe's most sought-after neighborhoods. With tasteful updates and a functional layout, this home is perfect for families seeking comfort, space, and style.

Step inside to discover an open-concept kitchen and dining area featuring elegant quartz countertops, a tile backsplash, and ample cabinetry—perfect for both everyday living and entertaining. The upper-level living room is warm and inviting, highlighted by a beautiful gas fireplace that adds charm and coziness to the space.

The main floor offers a generously sized primary bedroom, complete with a 3-piece ensuite, along with two additional bedrooms and a 4-piece main bathroom.

Downstairs, you'll find an expansive recreation room, a cozy wood-burning stove, a fourth bedroom, and a bonus room—ideal for a home office, gym, or playroom. A convenient 3-piece bathroom completes the lower level, offering great flexibility for guests or extended family.

Enjoy the convenience of a fully insulated double attached garage with insulated garage doors—perfect for Alberta winters. Step outside to a beautifully landscaped



backyardâ€”a private oasis perfect for summer BBQs, gardening, or simply relaxing outdoors.

This move-in-ready home offers the ideal blend of comfort, style, and function. The home was newly painted 3 years ago.

Built in 1979

### Essential Information

MLS® #	A2224760
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,281
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	42 Westview Drive
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1R8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	18
Zoning	R1

### **Listing Details**

Listing Office	Concept Realty Group Inc.
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