

# \$469,911 - 93 Woodland Drive, Lacombe

MLS® #A2233611

**\$469,911**

4 Bedroom, 2.00 Bathroom, 1,095 sqft

Residential on 0.15 Acres

Willow Ridge, Lacombe, Alberta

Welcome to this well-appointed 4-bedroom, 2-bathroom bi-level located in an excellent family neighborhood near Cranna Lake walking trails! Featuring an open floor plan with laminate floors, vaulted ceilings and triple-glazed windows, this home is designed to feel bright, spacious, and is energy efficient. The kitchen is both stylish and functional with a center island and breakfast bar, large pantry, and fully tiled backsplash. Step out from the dining area onto the covered deck with duradeck flooring—perfect for outdoor dining or relaxing and where there is fully enclosed storage underneath. Enjoy your favorite hot drink in the morning as you feel the sunshine on your face and the sounds of the birds singing. The fully finished basement includes a laundry room/utility room with washer and dryer, plus plenty of room for family activities. The spacious family room includes an freestanding electric fireplace to add warmth. There is even a "little room" with low ceilings under the stairs that is ideal for children or grandchildren to use as a playroom OR you can use it for storage. Your choice! A 24' x 26' detached garage with 10' ceilings and 9' garage doors and a 220 outlet, as well as, a 30-foot RV parking gravel pad with easy back lane access. Mature Aspens line the West fence adding privacy to the backyard and a garden area perfect to grow your table vegetables for everyday eating through the summer months. There are solar panels installed with microgenerational credit applied



to help reduce your power bills are just a few of the extra features that set this home apart. Conveniently located within walking distance to both the Junior High and Lacombe Composite High School, this home offers the ideal blend of comfort, practicality, and location. You have a corner lot and no sidewalks on the side to have to shovel in the winter, only a short sidewalk at the front of the house, there is plenty of extra parking for your family and guests when they come to visit. A fantastic opportunity for families or anyone looking for a move-in ready home in a desirable area!

Built in 2003

### **Essential Information**

MLS® #	A2233611
Price	\$469,911
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.15
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	93 Woodland Drive
Subdivision	Willow Ridge
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2L5

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Insulated, See Remarks
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric, Family Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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