

# **\$375,900 - 2 Taylor Drive, Lacombe**

MLS® #A2210719

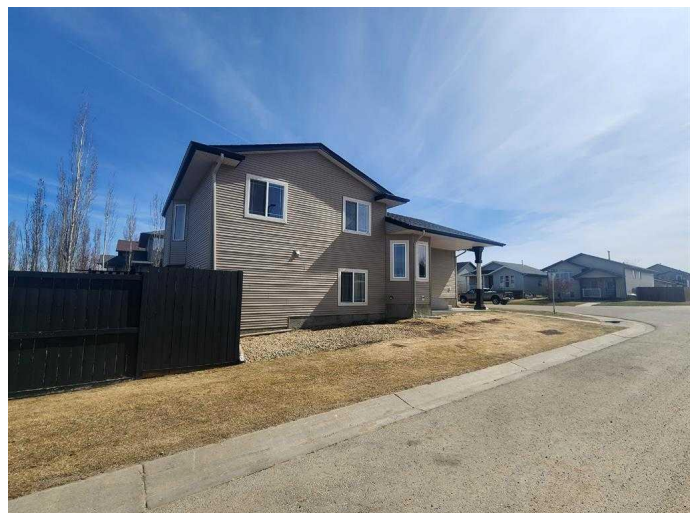
**\$375,900**

4 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.12 Acres

Terrace Heights, Lacombe, Alberta

Welcome to your new home in Lacombe. This 4-level split located on a corner lot offers lots of space for the growing family. Enjoy having only one neighbor to your right and no one to your left and don't worry about all that extra shoveling as this property only has sidewalk on the front exposure. This one owner former show home has been well maintained throughout the years and is ready for its new owner. Conveniently located close to Terrace Ridge School, playgrounds, parks and shopping make this home the perfect companion to a family looking to grow. Walk into the large open and warm entrance way and be greeted by the bright spacious living room featuring maple hardwood flooring and vaulted ceilings. Continue in to find a generous dining area just off from the bright kitchen that features Hickory cabinets, ceramic tile backsplash and ample counter and cabinet space. Head upstairs to find 2 nicely sized bedrooms, one of the three full bathrooms and the large primary bedroom with 2 closets and 4-piece ensuite that features a jetted tub and epoxy counter top. On the lower level you will find the 4th bedroom, 3rd full bathroom, LARGE family room with gas fireplace, and a mud/laundry room that then leads out to the large backyard. The backyard has a large deck, firepit and a big shed (10'x16') that would be perfect as storage or a hobby shed. This home is finished off with a games/rec room on the lowest level, TONS of storage and the utility room where you will find the roughed



in in-floor heating with the option to use the separate hot water tank, hot water on demand, high efficiency furnace and roughed in central vac system. Enjoy the small town feel that the centrally located City of Lacombe has to offer!!

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2210719      |
| Price          | \$375,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,198         |
| Acres          | 0.12          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2 Taylor Drive  |
| Subdivision | Terrace Heights |
| City        | Lacombe         |
| County      | Lacombe         |
| Province    | Alberta         |
| Postal Code | T4L2N8          |

### Amenities

|                |      |
|----------------|------|
| Parking Spaces | 4    |
| Parking        | None |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Sump Pump(s), Vinyl Windows, Jetted Tub, Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                        |
| Heating           | Forced Air, Natural Gas, High Efficiency                                                                           |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Family Room, Mantle |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit                                                     |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Irregular Lot, Sloped Down |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 24               |
| Zoning         | R1-N             |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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