

\$639,000 - 6 Lilac Close, Lacombe

MLS® #A2241619

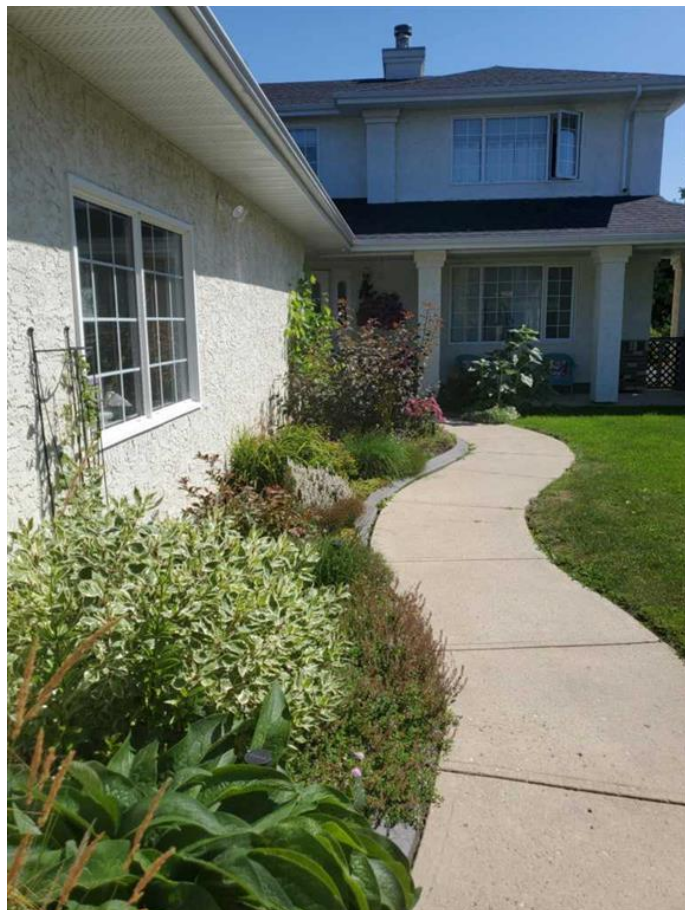
\$639,000

4 Bedroom, 4.00 Bathroom, 2,010 sqft

Residential on 0.29 Acres

Nursery Grove, Lacombe, Alberta

PRIDE of OWNERSHIP shows in this lovely, well cared for home in Nursery Grove. Great Location in a quiet close and backing onto a beautiful park, close to schools & Cranna Lake & walking trails. 3 minute drive to Burman University. The view from the back, covered deck, overlooking yard and park, is lovely & tranquil with many mature trees & borders a park. The property itself has numerous trees & shrubs, apple trees, cherry tree, raspberries, rhubarb, peonies & lilacs, as well as newly planted apple and pear trees & a productive vegetable garden. You will be impressed the moment you walk in the front door to the large entry leading to the spacious living room with a 2-sided wood burning fireplace w/gas lighter and adjacent to the dining area and kitchen with door to the large covered deck. Kitchen was completely redone in 2020 with new appliances, new subfloor, 2-toned cabinetry with lots of drawers, glass tile backsplash & a spacious walk in pantry. Just off the entrance you will find a large, bright office w/built-in desks/cabinets - perfect for 2 people. There is a main floor laundry & a 2 pce bathroom to complete the main level. Upstairs there is 3 spacious bedrooms, a 4 pce bath. The large primary bedroom spans the width of the house & has a 4 pce ensuite with dual vanity & a huge w/i closet. Heading downstairs you will find a fully finished basement with a 4th bedroom, 3 pce bath, a large family/rec room, an office or video blog media room and exrta storage. A large refreshment bar with built in



fridge & lots of cupboard & counter space was recently installed. The oversized heated garage is a pleasure to come to on those cold winter nights. The owners actually had 3 small cars parked in there. There is a separated workshop at the back of the garage and 2 man doors, one to the front door & one to the back/side door. Other updates include replacement of Poly-B plumbing with pex plumbing throughout, , new shingles in 2016, new HWT 2023, New water softener, completely redid the Office/media room in basement with new flooring, flooring heat, drywall, paint, new paint on main floor. new kitchen in 2020, new garage doors in 2015, new shingles in 2016, new shrubs and fruit trees. & new garden shed. This home features Gas line to BBQ, modern appliances including washer & dryer, built in vacuum, paved parking spot for RV, fully fenced backyard to keep in the kids & the dogs & newer HWT. This is an awesome family home in a family friendly neighborhood. only a block from the Christian High School or 3-4 blocks from the public high school.. Move in ready. Act quickly & get in before the new school year!

Built in 1991

Essential Information

MLS® #	A2241619
Price	\$639,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,010
Acres	0.29
Year Built	1991
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	6 Lilac Close
Subdivision	Nursery Grove
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1S2

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Heated Garage, Oversized, F
# of Garages	2

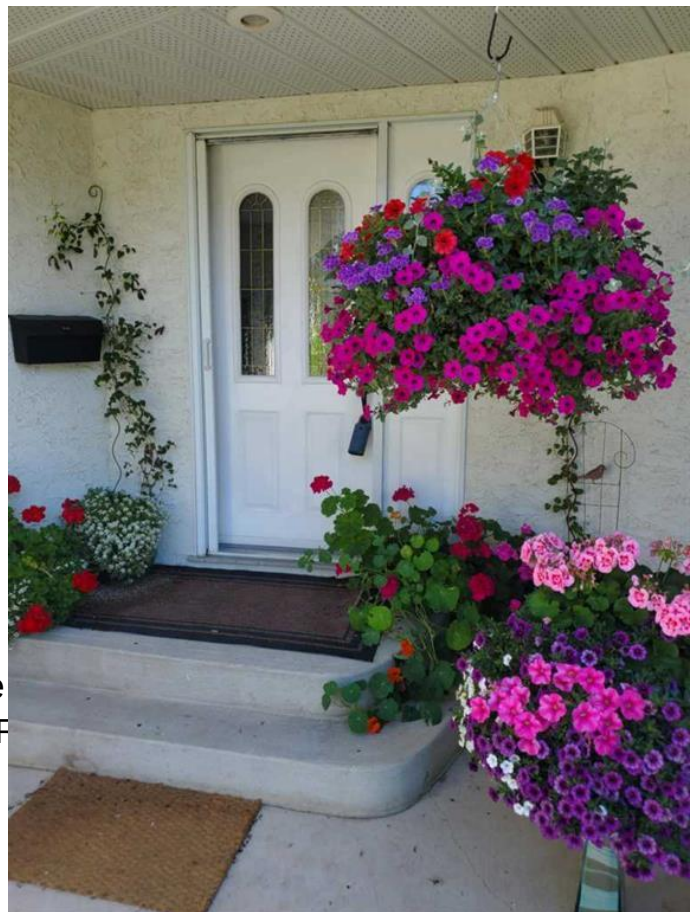
Interior

Interior Features	Double Vanity, French Door, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas Starter, Living Room, Wood Burning, Dining Room, See Through
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information



Date Listed	July 21st, 2025
Days on Market	38
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta
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