

# **\$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	13
Zoning	R1-N

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.