



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8, 4546 Iron Wolf Place
Lacombe, Alberta

MLS # A2249543



\$309,900

Division:	Iron Wolf		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	774 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 121
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan		

Inclusions: fridge, stove, builtin microwave, builtin dishwasher, washer and dryer

This cute place boasts a spacious master bedroom with walk through closet into a 4 piece bath. Great open Kitchen/Dining Room/Living room with a garden door access on to a back deck overlooking the back yard and green space. The basement has 2 more bedrooms and a 4 piece bathroom and laundry area for added convenience and the generous sized Family Room that has a garden door leading out into your fenced backyard and patio area. This is a Bare Land condo with fees of 120.87 per month. There is a 2 car concrete pad at the front of the unit for easy access and convenience.