



GRASSROOTS
REALTY GROUP

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**34 Iron Wolf Ridge
Lacombe, Alberta**

MLS # A2274185



\$534,900

Division:	Iron Wolf		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,520 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV Wall Mount

Welcome to this spacious 1520 sq ft family home in the desirable Iron Wolf community of Lacombe. Designed for comfort and room to grow, this property offers 5 bedrooms (3 up/2 down), main floor laundry, and a bright, functional kitchen with an abundance of cabinetry and a corner pantry. The lower level features in-floor heat, a generous family room, and a den with French doors—perfect for a home office, hobby room, or quiet retreat. Numerous upgrades include new windows (2025) and solar panels, adding long-term efficiency and value. Step outside to a beautifully landscaped yard complete with fruit trees (Saskatoon & plum), a large deck with gas line for BBQ, a patio block firepit, and a dedicated pad for a future hot tub. The rock side yard provides oversized RV parking, and the attached heated garage adds year-round convenience. A welcoming home with thoughtful features throughout—ready for its next family.