



**92 Iron Wolf Boulevard  
Lacombe, Alberta**

**MLS # A2298162**



**\$337,900**

<b>Division:</b>	Iron Wolf		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Modified Bi-Level		
<b>Size:</b>	725 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** n/a

This well-maintained, move-in-ready home features timeless wood cabinetry and a functional kitchen with a corner pantry, new appliances, and new vinyl plank flooring & carpet. Freshly painted throughout in a modern, neutral palette, the home is filled with natural light, creating a bright and welcoming atmosphere. The spacious primary bedroom offers a comfortable retreat, with the added convenience of laundry located on the same level as the bedrooms. Outside, enjoy a fully fenced, low-maintenance chain-link backyard complete with a firepit&mdash;perfect for relaxing or entertaining. Additional highlights include attractive curb appeal, a good-sized storage shed, and rear parking. An excellent value and an ideal opportunity for first-time buyers or those looking to downsize, all in a great neighbourhood.