

# \$325,000 - 102 Iron Wolf Boulevard, Lacombe

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MLS® #A2225857

**\$325,000**

4 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.11 Acres

Iron Wolf, Lacombe, Alberta

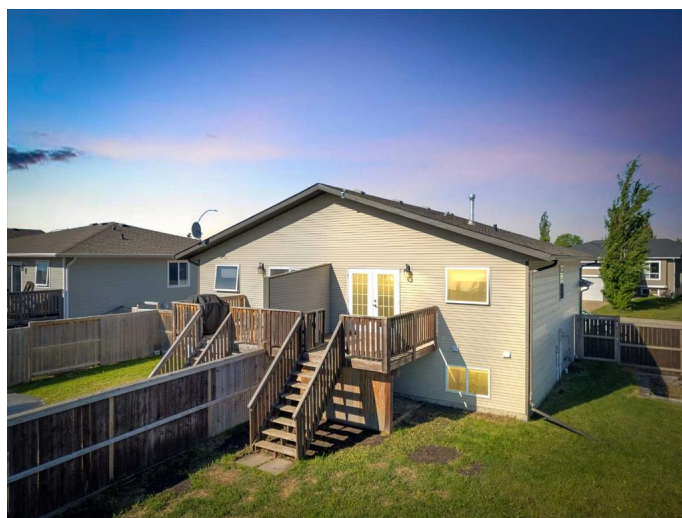
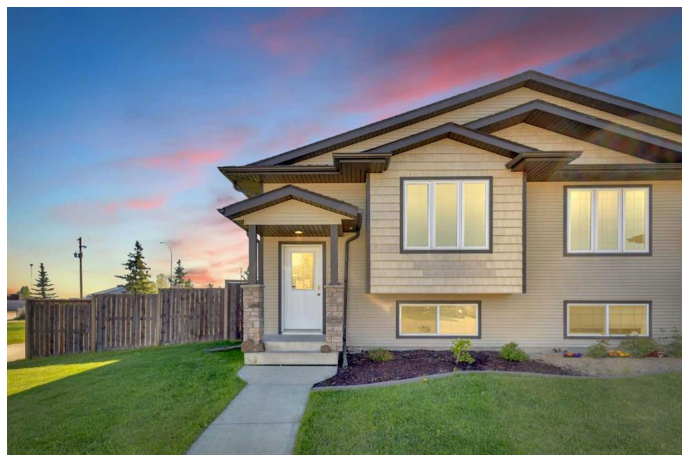
Welcome home to this beautifully maintained half duplex in Lacombe's sought-after Iron Wolf neighbourhood! This fully finished bi-level offers a smart and functional layout with 4 bedrooms and 2 bathrooms, perfect for families, first-time buyers, or investors. Step inside to discover brand new carpet, laminate flooring, and fresh paint throughout, giving the home a modern feel. The upper level features a bright, open-concept living area with a spacious kitchen, including a corner pantry for extra storage. A convenient 2-piece half bath and the additional bedroom/office complete the upstairs layout. Downstairs, you'll find 3 additional bedrooms, a full 4-piece bathroom, understairs storage, and in-floor heating for year-round comfort. The layout is ideal for growing families or hosting guests. Enjoy the outdoors in the over-sized, fully fenced yard, perfect for kids, pets, or entertaining. Situated on a corner lot, this property offers additional privacy and space. Located in a quiet and family-friendly area, this home combines comfort, functionality, and value – all within minutes of Lacombe's schools, parks, and amenities.

Built in 2008

## Essential Information

MLS® #                   A2225857

Price                     \$325,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	750
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	102 Iron Wolf Boulevard
Subdivision	Iron Wolf
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0C7

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Off Street, Parking Pad

### **Interior**

Interior Features	Central Vacuum, Open Floorplan, Pantry, Storage, French Door
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Corner Lot, Landscaped, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	16
Zoning	R2

**Listing Details**

Listing Office	Century 21 Maximum
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