

# \$534,900 - 61 Iron Wolf Boulevard, Lacombe

MLS® #A2217509

**\$534,900**

6 Bedroom, 3.00 Bathroom, 1,352 sqft  
Residential on 0.12 Acres

Iron Wolf, Lacombe, Alberta

This home is move in ready and has been nicely updated with beautiful vinyl plank flooring throughout and a fresh coat of paint making this home show ready! A lovely floorplan, spectacular outdoor living space and backing onto the large park/playground and pond in Iron Wolf! From the moment you drive up and open the front door - you will notice the care and pride that has went into this home! Open the front door into a spacious tiled entry - up the stairs to the open concept living room/kitchen and dinette area - all while taking in the view of the greenspace behind the home! Main floor has the primary bedroom with walk in closet and 3 piece ensuite, two more bedrooms plus the four piece bathroom. The basement is fully finished and has a spacious family room, large windows allowing the natural light to shine in, two more bedrooms, separate laundry room and utility room. Underfloor heat in the basement, heated garage, on demand hot water, newer black stainless appliances in the kitchen, and new lighting throughout the home. Step outside onto your fabulous two tiered deck, the partially covered deck is the perfect spot to sit and relax while watching the kids play in the greenspace/playground area! Entertaining has never been so easy with your customized outdoor bbq kitchen - you will be the envy of neighbors and friends when you host gatherings on this west facing deck! This home is move in ready and a quick possession is available! Enjoy summer in this Iron Wolf



beauty!

Built in 2009

### Essential Information

MLS® #	A2217509
Price	\$534,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,352
Acres	0.12
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	61 Iron Wolf Boulevard
Subdivision	Iron Wolf
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2K5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Pond

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	In Floor, Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Outdoor Kitchen
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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