

\$625,000 - 25 Spruce Drive, Lacombe

MLS® #A2235275

\$625,000

5 Bedroom, 3.00 Bathroom, 2,321 sqft
Residential on 0.22 Acres

Woodlands, Lacombe, Alberta

THIS YARD THO!! Donâ€™t wait! this one of a kind two story home is an ABSOLUTE SHOWSTOPPER and wonâ€™t last long! Perfectly located on a QUIET CLOSE with no through traffic, this immaculate property BACKS ONTO LUSH NATURE, WALKING TRAILS, and a peaceful POND. You truly wonâ€™t find another yard like this in Lacombe! Itâ€™s the ultimate PRIVATE RETREAT, featuring MATURE TREES, PERENNIAL GARDENS, a retaining wall with a FOUNTAIN, a HUGE UPPER DECK WRAPPED in gorgeous VIRGINIA CREEPER FOR TOTAL PRIVACEY, a lower deck with a PERMANENT GAZEBO, a separate FIREPIT AREA, a dedicated dog run, RV PARKING and tons of space to play, relax, or entertain.

Step inside from the charming covered front porch into a spacious entryway and a bright, open concept main floor. The cozy front living room is set apart by a striking three-sided GAS FIREPLACE opening up into a generous dining space, - perfect for large gatherings or even reconfiguring into your dream kitchen. The current kitchen is functional and inviting, offering an ISLAND, PANTRY, STAINLESS STEEL APPLIANCES, including a GAS STOVE, and a CORNER SINK with views of your stunning yard. Tucked away are a two-piece powder room and access to the attached OVERSIZED HEATED GARAGE.

Upstairs, this smart layout separates the



BONUS ROOM, ideal for a second living area, playroom, office, or guest room from the bedroom wing, giving everyone their own space. The primary bedroom includes a walkthrough closet and ENSUITE with DUAL SINKS, a SOAKER TUB, and separate shower. LAUNDRY is conveniently located upstairs, and one of the additional bedrooms even features the cutest built-in window seat. The upstairs bathroom has additional storage, DUAL SINKS and a large tub shower combo.

Downstairs is fully finished and cozy with IN FLOOR HEAT, offering two large bedrooms, one with a walk-in closet and cheater ENSUITE access to a roughed-in future bathroom. Itâ€™s the perfect setup for guests, teens, or a home workout space. The HEATED GARAGE also features IN FLOOR HEAT, A FLOOR DRAIN, and door leading out to the dog run and backyard. Plus, thereâ€™s RV PARKING right beside the garage where the current owners have easily parked a 35 foot RV here for years.

Recent updates include new siding (2023), shingles (2016), and luxury laminate flooring upstairs. This home is absolutely move in ready, packed with value, and surrounded by natureâ€™yet still within WALKING DISTANCE to Lacombe Junior High, High School, and CRANNA LAKE AND ELIZABETH LAKE TRAILS. Tucked into one of the cityâ€™s most peaceful neighborhoods, where DEER ROAM through your yard, this property is TRULY a RARE FIND!

Built in 2001

Essential Information

| | |
|----------|-----------|
| MLS® # | A2235275 |
| Price | \$625,000 |
| Bedrooms | 5 |

| | |
|----------------|----------------|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,321 |
| Acres | 0.22 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 25 Spruce Drive |
| Subdivision | Woodlands |
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 2L3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 8 |
| Parking | Double Garage Attached, Off Street, RV Access/Parking, Stall |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating | Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Fire Pit, Lighting, Private Yard, Storage |
|-------------------|--|

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|-----------------|---|
| Lot Description | Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Gazebo, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Secluded, Street Lighting, Treed, Native Plants, Wooded |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 2 |
| Zoning | R1 |

Listing Details

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| Listing Office | CIR Realty |
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