

# \$465,000 - 34 Iron Wolf Court, Lacombe

MLS® #A2256305

**\$465,000**

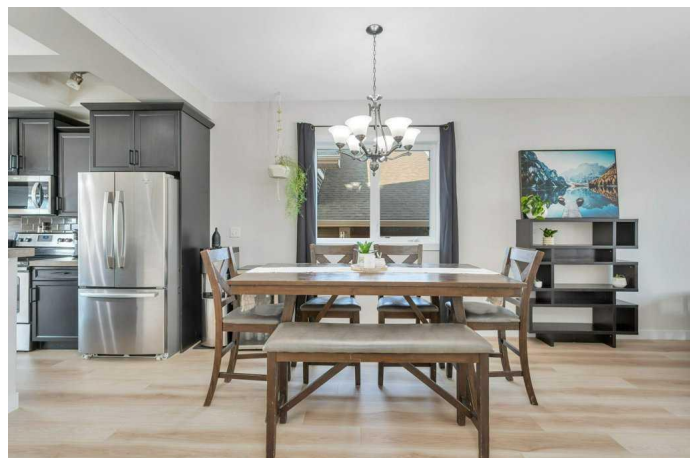
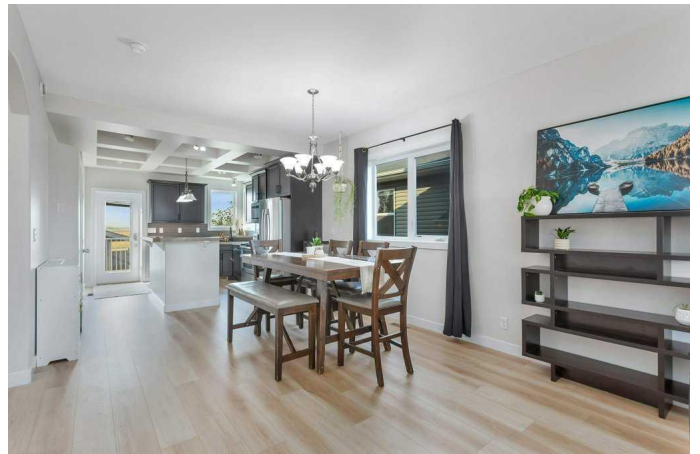
6 Bedroom, 3.00 Bathroom, 1,352 sqft  
Residential on 0.11 Acres

Iron Wolf, Lacombe, Alberta

Welcome to this beautiful 6 bedroom, 3 bathroom bi level, perfectly situated on a QUIET FAMILY-FRIENDLY CLOSE with NO NEIGHBORS BEHIND. Surrounded by other well kept homes and just steps from SCHOOL BUS ROUTES, this is the ideal location for a growing family who values both convenience and privacy.

As soon as you arrive, youâ€™ll notice the homeâ€™s great curb appeal. Step inside to find HIGH CEILINGS, BIG WINDOWS, FRESH PAINT (SEPT 2025) and IRON SPINDLE RAILINGS, giving the main floor a BRIGHT AND OPEN FEEL. The living room offers plenty of space for larger furniture and flexible design options. The kitchen features rich cabinetry a CENTER ISLAND, and a SEPARATE PANTRY, with a CORNER GRANITE SINK that takes full advantage of the SOUTHWEST VIEWS OVER THE OPEN FIELD â€” NO NEIGHBORS, just peaceful scenery.

The main floor offers three larger bedrooms, including a primary suite with its own ENSUITE and WALK-IN CLOSET. Two additional bedrooms make perfect kidsâ€™ rooms, guest rooms, or office space. BRAND NEW VINYL PLANK FLOORING with CUSTOM STAIR NOSING has been PROFESSIONALLY INSTALLED throughout the main level for a CLEAN, MODERN LOOK.



Downstairs, the FULLY DEVELOPED BASEMENT offers a WIDE OPEN FAMILY AREA – ideal for a playroom, gym or second living space, plus THREE MORE BEDROOMS, a FULL 4-PIECE BATHROOM, and PLENTY OF STORAGE.

Outside, enjoy a FULLY FENCED BACKYARD that BACKS ONTO A FIELD, giving you EXTRA PRIVACY and space to enjoy. The COMPOSITE DECK AND STAIRS are LOW-MAINTENANCE and include UNDER-DECK STORAGE. A DETACHED OVERSIZED DOUBLE GARAGE (26X24) is FULLY FINISHED AND BOARDED, providing plenty of room for vehicles, hobbies, and storage.

Additional updates include a NEW FURNACE and WORKING IN-FLOOR HEAT, making this large home MOVE-IN READY and COMFORTABLE YEAR-ROUND.

This property offers the perfect combination of space, location and updates – a wonderful place to call home!

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256305    |
| Price          | \$465,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,352       |
| Acres          | 0.11        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 34 Iron Wolf Court |
| Subdivision | Iron Wolf          |
| City        | Lacombe            |
| County      | Lacombe            |
| Province    | Alberta            |
| Postal Code | T4L 0E9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)                                                                      |
| Heating           | In Floor, Forced Air                                                                                                        |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Finished, Full                                                                                                              |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                                              |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Environmental Reserve, Interior Lot, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                                                           |
| Construction      | Concrete, Vinyl Siding                                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                                                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | R1                   |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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