

# \$407,000 - 92 Woodland Drive, Lacombe

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MLS® #A2233570

**\$407,000**

4 Bedroom, 2.00 Bathroom, 1,019 sqft

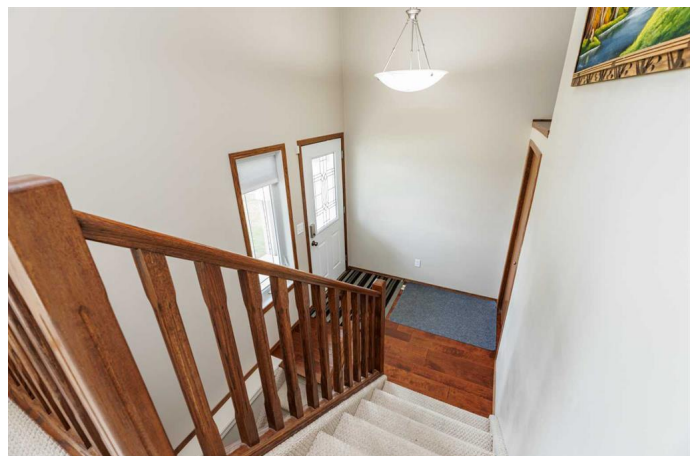
Residential on 0.10 Acres

Willow Ridge, Lacombe, Alberta

This charming 4-bedroom/2 bath bi-level is packed with value, thoughtful upgrades, and a welcoming layout designed for everyday comfort. The vaulted ceilings and open design create a bright, airy feel, complemented by warm oak cabinetry, a siligranite sink with garburator, and a functional kitchen layout featuring a breakfast bar—perfect for casual meals or entertaining. You'll appreciate the modern appliance package—fridge, stove, built-in microwave, and dishwasher—all new in Fall 2023, plus there is included the washer and dryer. The main level also features hardwood and carpet flooring, and blinds. The fully finished basement offers plenty of space with a huge family room, two additional bedrooms, and a full 4-piece bath. A built-in central vacuum system with attachments and dual hoses adds everyday convenience. Situated on a lot with back lane access to the 20' x 24' detached garage, this home is located in a quiet neighborhood with fantastic neighbors. Within close proximity to the walking trails of Cranna Lake and to the public schools and the Christian high school in the area. It's Move in ready for your family to enjoy the perfect combination of space, function, and location!

Built in 2004

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2233570    |
| Price          | \$407,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,019       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 92 Woodland Drive |
| Subdivision | Willow Ridge      |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 2L5           |

### Amenities

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

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings   |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Street Lighting |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 9               |
| Zoning         | R-1-N           |

### **Listing Details**

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

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