

**92 Iron Wolf Boulevard
Lacombe, Alberta****MLS # A2277033****\$342,900**

Division:	Iron Wolf		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Modified Bi-Level		
Size:	725 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, No Neighbours Behind		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Vinyl Plank**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full**LLD:** -**Exterior:** Vinyl Siding, Wood Frame**Zoning:** R2**Foundation:** Poured Concrete**Utilities:** -**Features:** High Ceilings**Inclusions:** None

This well-maintained, move-in-ready home features timeless wood cabinetry and a functional kitchen with a corner pantry, new appliances, and new vinyl plank flooring & carpet. Freshly painted throughout in a modern, neutral palette, the home is filled with natural light, creating a bright and welcoming atmosphere. The spacious primary bedroom offers a comfortable retreat, with the added convenience of laundry located on the same level as the bedrooms. Outside, enjoy a fully fenced, low-maintenance chain-link backyard complete with a firepit—perfect for relaxing or entertaining. Additional highlights include attractive curb appeal, a good-sized storage shed, and rear parking. An excellent value and an ideal opportunity for first-time buyers or those looking to downsize, all in a great neighbourhood.