

# \$375,000 - 12, 4546 Iron Wolf Place, Lacombe

MLS® #A2238611

**\$375,000**

3 Bedroom, 2.00 Bathroom, 833 sqft

Residential on 0.06 Acres

Iron Wolf, Lacombe, Alberta

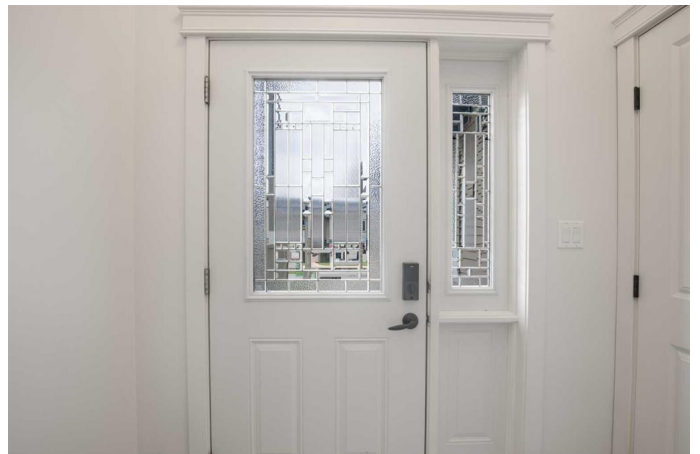
**BRIGHT, MODERN, and MOVE-IN READY!!**

This is a nicely updated 3 bedroom, 2 bathroom bi-level townhouse with low condo fees. You'll love the convenience of parking in the attached single garage, or the nearby stall parking. The home is very well kept and has a large entrance area. The kitchen has lovely shaker style cabinets, and plenty of counter and cupboard space. The dining area is spacious enough for a large table. The living room is bright and cheery. You'll love the cozy hand scraped hardwood floors. The owner's suite is very large and has room for the largest of furniture sets. There's a full bathroom on the main and one on the lower level. The lower level is a walk-out to the back yard and gets plenty of light. The family room is spacious and comfortable for family gatherings. There are two bedrooms on this level as well as the laundry room. Enjoy relaxing on the upper deck or lower patio - overlooking the green space and beyond.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238611  |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 833       |



|            |               |
|------------|---------------|
| Acres      | 0.06          |
| Year Built | 2013          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12, 4546 Iron Wolf Place |
| Subdivision | Iron Wolf                |
| City        | Lacombe                  |
| County      | Lacombe                  |
| Province    | Alberta                  |
| Postal Code | T4L 0G1                  |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Snow Removal                              |
| Parking Spaces | 2                                         |
| Parking        | Off Street, Single Garage Attached, Stall |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                             |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                    |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, Level, Low Maintenance Landscape, Greenbelt |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 37              |
| Zoning         | R4              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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