

**34 Iron Wolf Ridge  
Lacombe, Alberta**

**MLS # A2274185**

**\$534,900**



<b>Division:</b>	Iron Wolf		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	TV Wall Mount		

Welcome to this spacious 1520 sq ft family home in the desirable Iron Wolf community of Lacombe. Designed for comfort and room to grow, this property offers 5 bedrooms (3 up/2 down), main floor laundry, and a bright, functional kitchen with an abundance of cabinetry and a corner pantry. The lower level features in-floor heat, a generous family room, and a den with French doors—perfect for a home office, hobby room, or quiet retreat. Numerous upgrades include new windows (2025) and solar panels, adding long-term efficiency and value. Step outside to a beautifully landscaped yard complete with fruit trees (Saskatoon & plum), a large deck with gas line for BBQ, a patio block firepit, and a dedicated pad for a future hot tub. The rock side yard provides oversized RV parking, and the attached heated garage adds year-round convenience. A welcoming home with thoughtful features throughout—ready for its next family.