

# \$419,900 - 1 Par Court, Lacombe

MLS® #A2213963

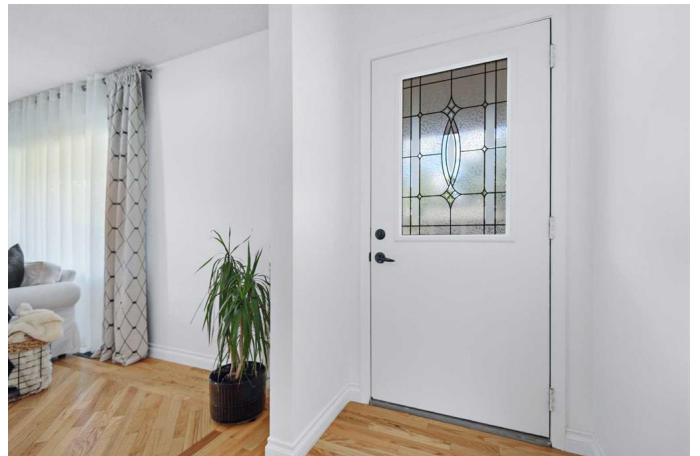
**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.18 Acres

Fairway Heights, Lacombe, Alberta

Welcome to 1 Par Court! The most impressive and charming bungalow on the street. This updated, meticulously maintained property is nestled in a cozy, family-friendly neighborhood. Located on a beautiful mature street in the wonderful community of Lacombe. Close to schools, amenities, and just a stone's throw away from the golf course, it doesn't get any better. This home catches your eye before you even go in with its amazing curb appeal, landscaping and front steps. Step inside to a spacious living room, with hardwood floors that shine, that seamlessly flows into the dining area and kitchen, perfect for family gatherings. The kitchen offers newer stainless steel appliances, ample cabinetry, a large island, filtered water in the fridge and a garburator. The main floor features three good-sized bedrooms, fully renovated bathroom with a tiled shower and quartz countertop. Downstairs, you'll find an impressive and inviting family room with updated flooring making it the perfect place for games, movies or watching the game. There's a laundry area, two additional bedrooms with newer carpet, a bathroom, and abundant storage space. Outside, the fully fenced yard is gorgeous with low-maintenance plants, shrubs, and trees. Enjoy the shade of the gazebo on your ground level patio. The detached garage (26 x 16) provides ample parking and workspace, complemented by a storage shed and a patio area for outdoor dining. Notice the new, custom wood shutters adding a touch of boho



flair to the already outstanding curb-appeal!  
Recent updates include newer windows,  
newer electrical panel, newer roof and furnace  
(2012), newer flooring, and fresh paint  
throughout. This home has been meticulously  
and lovingly cared for and is waiting for  
someone new to call it "Home."

Built in 1975

### Essential Information

MLS® #	A2213963
Price	\$419,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1 Par Court
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1R5

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home,
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	Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Storage
Lot Description	Corner Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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