

\$650,000 - 70 Parlby Crescent, Lacombe

MLS® #A2214759

\$650,000

4 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.27 Acres

Metcalf Ridge, Lacombe, Alberta

BUILT IN 2021 – 4 BED / 3 BATH

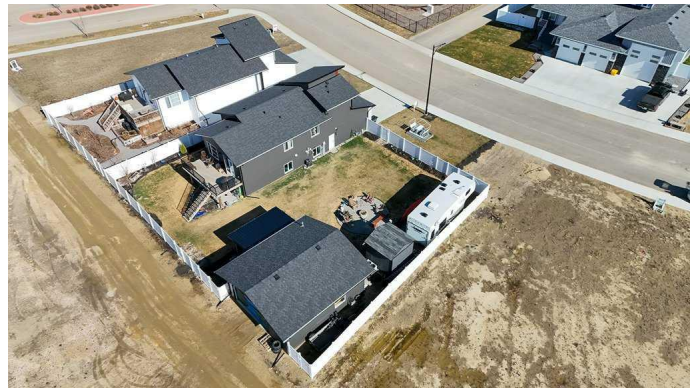
MODIFIED BI-LEVEL WITH TWO GARAGES!

Welcome to this well-kept modified bi-level by Reiser Developments, located in the desirable METCALF RIDGE subdivision – directly across from a park with walking trails. Sitting on OVER A QUARTER-ACRE LOT, this clean and move-in ready home offers great space, a functional layout, and a fantastic location.

Inside, you’ll find a bright kitchen with quartz countertops, a striking tile backsplash, and a walk-in pantry. French doors off the dining area lead to a family-sized deck – ideal for barbecuing and entertaining – overlooking the large, landscaped backyard.

The spacious living room features nice vinyl plank flooring that flows through the kitchen and dining areas, while ceramic tile finishes the bathrooms. There is THREE BEDROOMS on the UPPER LEVELS – two on the main floor (one with a walk-in closet), plus convenient MAIN-FLOOR LAUNDRY. Just a few steps up, the primary suite offers another walk-in closet and a FOUR-PIECE ENSUITE.

The fully finished lower level, completed by the builder, includes a cozy gas fireplace, a large open family room, a fourth bedroom, and another full bathroom – with plenty of space to EASILY ADD A FIFTH BEDROOM, if needed. A 50-gallon hot water tank is also



included.

This property comes with several extras, including CENTRAL AIR CONDITIONING, a gas line for the BBQ, a FRONT ATTACHED GARAGE, a LARGE DETACHED GARAGE, a CARPORT, and EXTENSIVE RV PARKING with TWO RV GATES, PLUS A UTILITY GATE, and a 50-AMP RV PLUG. The fully landscaped yard includes fruit trees (plum, apple, and cherry), raspberry bushes, and a 10'—10 STORAGE SHED.

SOLID, SPACIOUS, AND READY FOR NEW OWNERS — this home offers great value in a great neighbourhood. REMAINDER OF THE 10-YEAR NEW HOME WARRANTY INCLUDED!

Built in 2021

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2214759 |
| Price | \$650,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,266 |
| Acres | 0.27 |
| Year Built | 2021 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Modified Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 70 Parlby Crescent |
| Subdivision | Metcalf Ridge |

| | |
|-------------|---------|
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 0J9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Double Garage Detached, Driveway, Garage Faces Front, Heated Garage, Carport, Garage Faces Rear, Insulated, Paved, RV Access/Parking |
| # of Garages | 4 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), French Door, No Smoking Home, Pantry, Quartz Counters |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Gas Grill, RV Hookup |
| Lot Description | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 24th, 2025 |
| Days on Market | 63 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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