

# \$370,000 - 33 Willow Crescent, Lacombe

MLS® #A2226318

## \$370,000

3 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.24 Acres

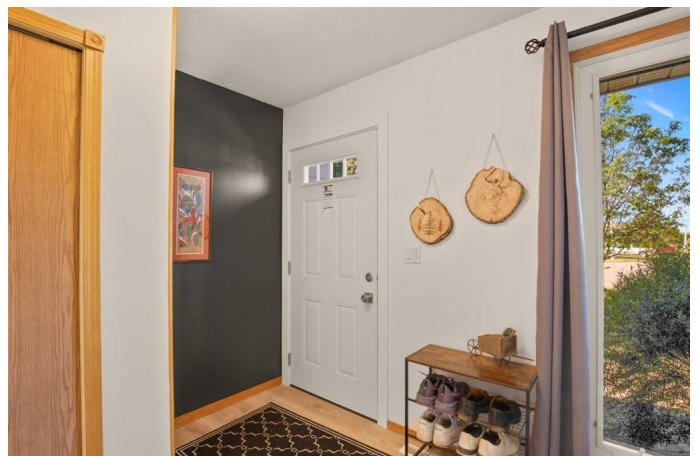
Woodlands, Lacombe, Alberta

Beautiful move in ready home in Willow Crescent backing onto environmental reserve! Private lot with mature trees in the heart of Lacombe! There are Three bedrooms upstairs with large primary bedroom and a 5 piece bathroom. The main floor has the living room, kitchen and dining space. With access from the kitchen/dining to the back deck for easy BBQ or entertaining. Large family room and a 3 piece bathroom on the lower level. The laundry room on the lower level was once a bedroom but was converted for easier laundry access (could be converted back to a bedroom). The basement has the den and utility room. This property has a prime location walking distance to the schools, multiplex, Cranna Lake trail system and more. Immediate possession available!

Built in 1980

## Essential Information

MLS® #	A2226318
Price	\$370,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.24
Year Built	1980
Type	Residential



Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	33 Willow Crescent
Subdivision	Woodlands
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1V3

### Amenities

Parking Spaces	3
Parking	Asphalt, Driveway, Parking Pad

### Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Pie Shaped Lot, Environmental Reserve
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.