

# \$279,999 - 60 Terrace Heights Drive, Lacombe

MLS® #A2236059

**\$279,999**

3 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.07 Acres

Terrace Heights, Lacombe, Alberta

SHOW-HOME\* NON CONDO\*\* END UNIT\*\*

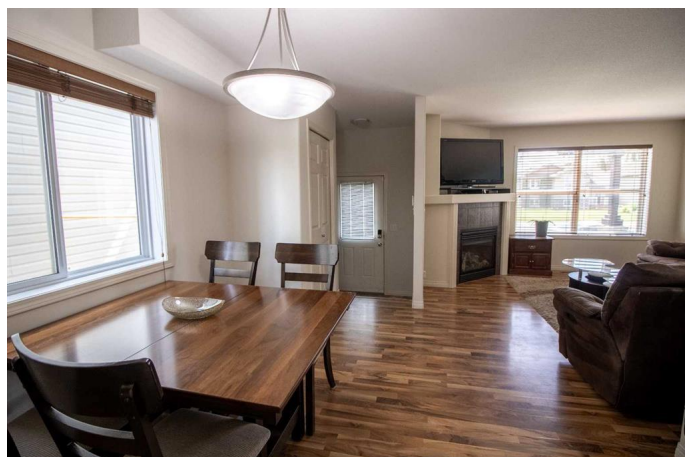
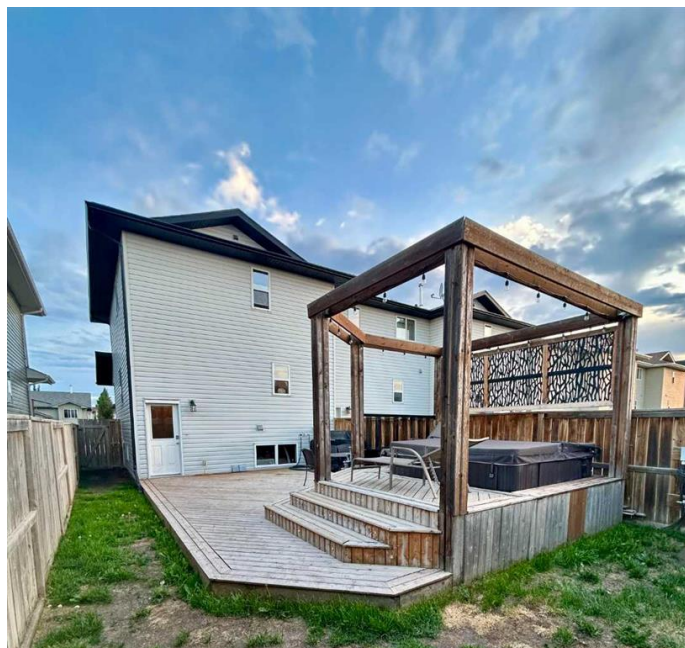
Â Original owners from 2007, this 3 bed, 1.5 bath townhome awaits its new owners!

Stepping into the open concept main level you will be greeted with fresh paint, A fireplace to keep you warm, as well as; your laundry, .5 bath and lots of counter top/cabinit space! The top floor hosts 3 Bedrooms, a walk-in closet and A 5pc double vanity custom tile bathroom. Downstairs holds in-floor heat + wired for a 7:2 surround sound theatre. The full bathroom to be completed how you like with some supplies provided by the seller. This home also has a High efficiency Furnace and tankless hot water. It does not stop just inside this house! Your fully fenced yard is accompanied by an overdeveloped deck, custom deck lighting, with a hot tub in the pergola. Natural Gas hookup for your BBQ and notice wiring for an AC unit on the north side of the hot tub. 2 parking pads in the back with a 16x5.5 shed included! This home is availableÂ for IMMEDIATEÂ possession.Â

Built in 2007

## Essential Information

MLS® #	A2236059
Price	\$279,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,177
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	60 Terrace Heights Drive
Subdivision	Terrace Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0A8

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

### **Interior**

Interior Features	Central Vacuum, Double Vanity, No Smoking Home, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Dog Run
Lot Description	Back Lane, Back Yard, Private, Dog Run Fenced In, Gazebo
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 3rd, 2025

Days on Market            6

Zoning                        R4

### **Listing Details**

Listing Office                eXp Realty

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