

# \$325,000 - 102 Iron Wolf Boulevard, Lacombe

---

MLS® #A2225857

**\$325,000**

4 Bedroom, 2.00 Bathroom, 750 sqft

Residential on 0.11 Acres

Iron Wolf, Lacombe, Alberta

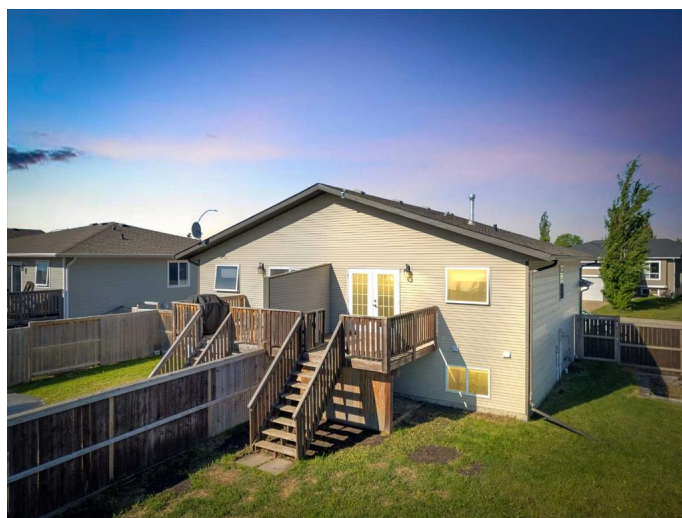
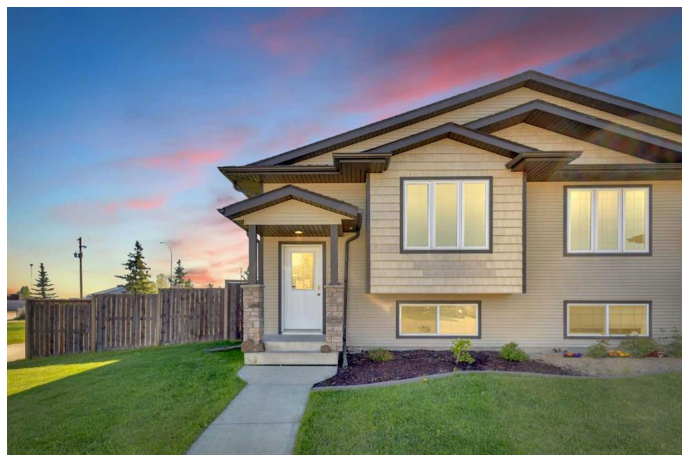
Welcome home to this beautifully maintained half duplex in Lacombe's sought-after Iron Wolf neighbourhood! This fully finished bi-level offers a smart and functional layout with 4 bedrooms and 2 bathrooms, perfect for families, first-time buyers, or investors. Step inside to discover brand new carpet, laminate flooring, and fresh paint throughout, giving the home a modern feel. The upper level features a bright, open-concept living area with a spacious kitchen, including a corner pantry for extra storage. A convenient 2-piece half bath and the additional bedroom/office complete the upstairs layout. Downstairs, you'll find 3 additional bedrooms, a full 4-piece bathroom, understairs storage, and in-floor heating for year-round comfort. The layout is ideal for growing families or hosting guests. Enjoy the outdoors in the over-sized, fully fenced yard, perfect for kids, pets, or entertaining. Situated on a corner lot, this property offers additional privacy and space. Located in a quiet and family-friendly area, this home combines comfort, functionality, and value – all within minutes of Lacombe's schools, parks, and amenities.

Built in 2008

## Essential Information

MLS® #                   A2225857

Price                     \$325,000



Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	750
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	102 Iron Wolf Boulevard
Subdivision	Iron Wolf
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0C7

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Off Street, Parking Pad

### **Interior**

Interior Features	Central Vacuum, Open Floorplan, Pantry, Storage, French Door
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Bedroom
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Corner Lot, Landscaped, Street Lighting

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
Zoning	R2

**Listing Details**

Listing Office	Century 21 Maximum
----------------	--------------------

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.