

# \$390,000 - 22 Iron Wolf Boulevard, Lacombe

MLS® #A2149497

**\$390,000**

5 Bedroom, 2.00 Bathroom, 1,066 sqft  
Residential on 0.16 Acres

Iron Wolf, Lacombe, Alberta

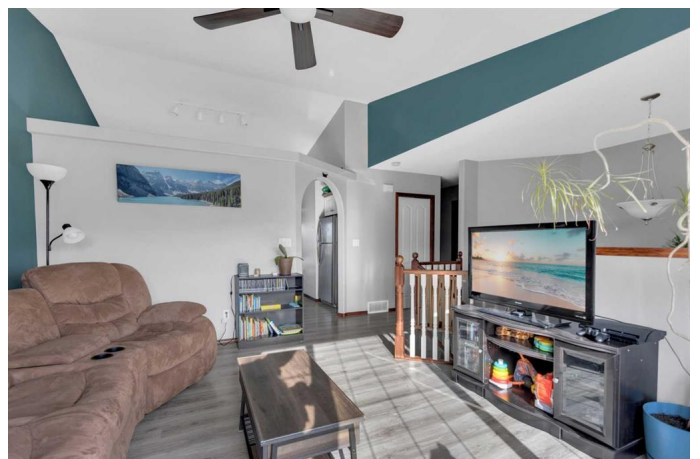
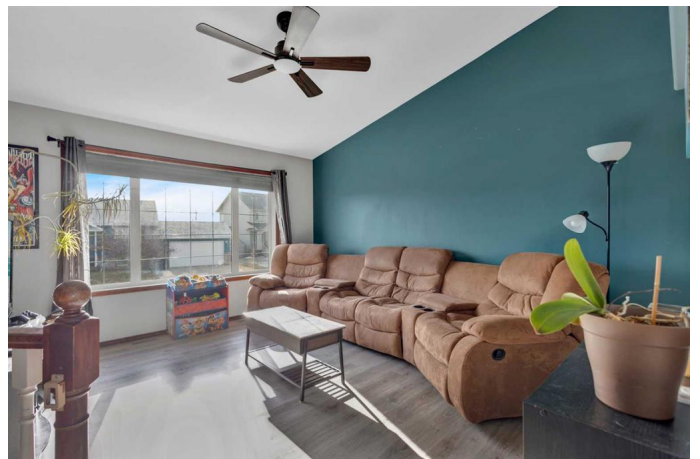
Welcome to 22 Iron Wolf Blvd., a charming bi-level home located in the desirable Iron Wolf

Subdivision in Lacombe. This well-maintained property offers 5 bedrooms and 2 bathrooms, perfect for growing families or those needing extra space. The main level boasts laminate flooring throughout, creating a modern and warm ambiance. The bright and spacious living room flows into an open-concept kitchen and dining area, featuring stainless steel appliances and crisp white cabinetry, providing a sleek, functional space for cooking and entertaining.

The partially finished basement features a large family room with plenty of natural light and a cozy, gas-burning fireplace, ideal for relaxing with family and friends. A beautiful full bathroom adds convenience, while the unfinished 5th bedroom offers the potential for customization to suit your needs. A large utility/laundry room rounds out the lower level.

Step outside into your private, fenced yard, where you'll find a lovely deck with a pergola and hot tub – the perfect spot to unwind. A small storage shed provides additional space for your outdoor gear.

The detached double-car insulated garage offers ample space for your vehicles and additional storage, while the property also



features RV parking, catering to those with outdoor adventure in mind.

With recent upgrades, including new appliances (2015), shingles (2016), siding (2016), and a new hot water heater (2024), this home is ready for you to move in and make it your own.

Don't miss your chance to view this exceptional property.

Built in 1999

### Essential Information

MLS® #	A2149497
Price	\$390,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	22 Iron Wolf Boulevard
Subdivision	Iron Wolf
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2K4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Level, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.