

# \$535,000 - 82 Parlby Crescent, Lacombe

MLS® #A2206126

## \$535,000

3 Bedroom, 2.00 Bathroom, 1,531 sqft  
Residential on 0.09 Acres

Metcalf Ridge, Lacombe, Alberta

This newer modified bi-level in Metcalf Ridge checks all the boxes. It has a fantastic open concept floor plan, massive fully fenced yard, greenspace/ park / walking trails across the street and an abundance of parking. Built by Riser homes, this property is move in ready and feels like home the moment you walk through the door. The main floor features a modern, spacious kitchen with plenty of cupboard space, island, quartz countertops, large pantry, stainless steel appliances and access to the deck for barbequing. The dining space has plenty of room for family gatherings and flows nicely to the living room. The main floor also boasts two more bedrooms, a full bathroom and main floor laundry. From the main floor you go up to your master suite, which has plenty of room for that king sized bed, a walk in closet and 4 piece ensuite with a soaker tub. The garage is a gas heated, oversized double (24x25) with a floor drain pit. The basement is unfinished and ready to be designed to the new buyers specific needs. The home is roughed in for in floor heat and central vac. This massive yard has it all with a family sized 16 x 10 deck, vinyl fencing, and gates for RV parking if desired. This property is a must see. **\*\*DISCLAIMER:** Some photos have been virtually staged to show what the home could look like furnished.

Built in 2022

## Essential Information



MLS® #	A2206126
Price	\$535,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,531
Acres	0.09
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	82 Parlby Crescent
Subdivision	Metcalf Ridge
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0J9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped
Roof	Asphalt Shingle

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office	eXp Realty
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