

# \$295,000 - 5 Eagle Road, Lacombe

MLS® #A2262902

**\$295,000**

3 Bedroom, 3.00 Bathroom, 1,056 sqft

Residential on 0.10 Acres

Fairway Heights, Lacombe, Alberta

FULLY DEVELOPED & MOVE IN READY ~ SEMI DETACHED 3 BEDROOM, 3 BATHROOM BI-LEVEL IN FAIRVIEW HEIGHTS ~ ATTACHED GARAGE ~ Brick and stucco exterior are complemented by mature landscaping offer eye catching curb appeal to this well cared for home ~ Sun filled foyer with high ceilings welcomes you ~ The spacious living room features large west facing windows that fill the space with natural light ~ The kitchen has a functional layout and offers an abundance of white cabinets, ample counter space, window above the sink, and a raised eating bar ~ Easily host large gatherings in the dining room with more large west facing windows overlooking the front yard and providing tons of natural light ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers, a 2 piece ensuite, and sliding patio doors that lead to the expansive deck and backyard ~ Second main floor bedroom is also a generous size with ample closet space ~ 4 piece main bathroom has updated vanity, tile backsplash, and built in linen shelving ~ The fully finished basement, with large above grade windows, offers tons of space with a family room, 3rd bedroom, 3 piece bathroom with a walk in shower, and a massive multi-purpose room with tile flooring, built in shelving, laundry with a folding counter and access to the attached garage ~ Single attached garage is insulated, finished with drywall, has built in shelving, and



a driveway offering additional off street parking  
~ The fully fenced backyard is landscaped,  
has a garden shed, fire pit area, large deck  
and a stone patio just off the front entry ~  
Located steps to multiple schools, parks,  
playgrounds, walking trails, and lakes plus  
easy access to shopping and all other  
amenities.

Built in 1976

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2262902               |
| Price          | \$295,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,056                  |
| Acres          | 0.10                   |
| Year Built     | 1976                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 5 Eagle Road    |
| Subdivision | Fairway Heights |
| City        | Lacombe         |
| County      | Lacombe         |
| Province    | Alberta         |
| Postal Code | T4L 1R3         |

### **Amenities**

|                |                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                     |
| Parking Spaces | 2                                                                                                                                |
| Parking        | Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, See Remarks, Single Garage |

|              |          |
|--------------|----------|
|              | Attached |
| # of Garages | 1        |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | None                                                                                                                       |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Finished, Full                                                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Storage                  |
| Lot Description   | Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Stucco                                                             |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 9                 |
| Zoning         | R2                |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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