

# \$625,000 - 25 Spruce Drive, Lacombe

MLS® #A2235275

**\$625,000**

5 Bedroom, 3.00 Bathroom, 2,321 sqft  
Residential on 0.22 Acres

Woodlands, Lacombe, Alberta

THIS YARD THO!! Don't wait! This one of a kind two story home is an ABSOLUTE SHOWSTOPPER and won't last long! Perfectly located on a QUIET CLOSE with no through traffic, this immaculate property BACKS ONTO LUSH NATURE, WALKING TRAILS, and a peaceful POND. You truly won't find another yard like this in Lacombe! It's the ultimate PRIVATE RETREAT, featuring MATURE TREES, PERENNIAL GARDENS, a retaining wall with a FOUNTAIN, a HUGE UPPER DECK WRAPPED in gorgeous VIRGINIA CREEPER FOR TOTAL PRIVACEY, a lower deck with a PERMANENT GAZEBO, a separate FIREPIT AREA, a dedicated dog run, RV PARKING and tons of space to play, relax, or entertain.

Step inside from the charming covered front porch into a spacious entryway and a bright, open concept main floor. The cozy front living room is set apart by a striking three-sided GAS FIREPLACE opening up into a generous dining space, - perfect for large gatherings or even reconfiguring into your dream kitchen. The current kitchen is functional and inviting, offering an ISLAND, PANTRY, STAINLESS STEEL APPLIANCES, including a GAS STOVE, and a CORNER SINK with views of your stunning yard. Tucked away are a two-piece powder room and access to the attached OVERSIZED HEATED GARAGE.

Upstairs, this smart layout separates the



BONUS ROOM, ideal for a second living area, playroom, office, or guest room from the bedroom wing, giving everyone their own space. The primary bedroom includes a walkthrough closet and ENSUITE with DUAL SINKS, a SOAKER TUB, and separate shower. LAUNDRY is conveniently located upstairs, and one of the additional bedrooms even features the cutest built-in window seat. The upstairs bathroom has additional storage, DUAL SINKS and a large tub shower combo.

Downstairs is fully finished and cozy with IN FLOOR HEAT, offering two large bedrooms, one with a walk-in closet and cheater ENSUITE access to a roughed-in future bathroom. Itâ€™s the perfect setup for guests, teens, or a home workout space. The HEATED GARAGE also features IN FLOOR HEAT, A FLOOR DRAIN, and door leading out to the dog run and backyard. Plus, thereâ€™s RV PARKING right beside the garage where the current owners have easily parked a 35 foot RV here for years.

Recent updates include new siding (2023), shingles (2016), and luxury laminate flooring upstairs. This home is absolutely move in ready, packed with value, and surrounded by natureâ€™yet still within WALKING DISTANCE to Lacombe Junior High, High School, and CRANNA LAKE AND ELIZABETH LAKE TRAILS. Tucked into one of the cityâ€™s most peaceful neighborhoods, where DEER ROAM through your yard, this property is TRULY a RARE FIND!

Built in 2001

### **Essential Information**

MLS® #	A2235275
Price	\$625,000
Bedrooms	5

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,321
Acres	0.22
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	25 Spruce Drive
Subdivision	Woodlands
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2L3

### **Amenities**

Parking Spaces	8
Parking	Double Garage Attached, Off Street, RV Access/Parking, Stall
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Dog Run, Fire Pit, Lighting, Private Yard, Storage
-------------------	--

Lot Description	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Gazebo, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Secluded, Street Lighting, Treed, Native Plants, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.