

# \$324,888 - 7 Par Court, Lacombe

MLS® #A2201667

## \$324,888

4 Bedroom, 2.00 Bathroom, 1,096 sqft  
Residential on 0.17 Acres

Fairway Heights, Lacombe, Alberta

7 Par Court is the combination of an affordable home, a 20' x 26' garage, plus the added bonus of a desirable City of Lacombe location.

The 4 bedroom/2 bathroom layout features a sunshine filled family room, spacious kitchen, separate dining area, two bedrooms, and a full bathroom on the main floor. The basement offers two more bedrooms, large family room, laundry, 2nd bathroom, and extra storage. The typical big, bright windows you find in a bi-level basement adds to the welcoming home. The garage with work bench area is insulated and drywalled. A long, paved driveway provides extra parking space for an RV, boat, or trailer. Trees in the pie shaped yard add to the charm. The cul-de-sac location limits traffic to locals only, and leads to peaceful, quiet living. It's a great place, where children are safe to ride bikes, shoot hoops, or play street hockey. Kids? Pets? Both? The yard and home is in close proximity to some of the City of Lacombe's great parks, schools, playgrounds, and trails.

Built in 1975

### Essential Information

MLS® #	A2201667
Price	\$324,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,096
Acres	0.17
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	7 Par Court
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1R5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Insulated, Paved, RV Access/Parking, Driveway
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Irregular Lot, Pie Shaped Lot
Roof	Shingle
Construction	Vinyl Siding, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 15th, 2025
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Days on Market 1  
Zoning R1

## **Listing Details**

Listing Office Royal LePage Lifestyles Realty

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