

# \$619,900 - 40 Erica Drive, Lacombe

MLS® #A2214785

**\$619,900**

3 Bedroom, 2.00 Bathroom, 1,552 sqft  
Residential on 0.14 Acres

Elizabeth Park, Lacombe, Alberta

Fall in the lap of luxury as you enter this custom built home in the heart of Lacombe's highly sought after subdivision of Elizabeth Park. This 1551 plus sqft property greets you with loads of natural light, expansive floor plan and spacious boot room upon entry. Make your hosting dreams come true in the open-concept kitchen with white & grey marbled quartz countertops, a spacious walk-in pantry and immediate access to the adjoining living and dining room. Highlights of this custom kitchen are new appliances, gold coloured hardware and the attached deck. The main floor boasts 2 spacious bedrooms with custom closets, 2 full baths and a private laundry room with ample space for extra storage.

Endless possibilities await in the bright, open basement family room with a full storage room under the stairs and fully finished bedroom on the opposite end. Underfloor heating is roughed in, so are the bathroom and laundry plumbing. This spacious basement is customizable to fit your specific needs. The furnace is high efficiency and hot water tank is new. You'll never enter a cold vehicle again with the attached, heated 2 car garage and your guests will feel right at home with ample extra parking available on the driveway. Enjoy the natural scenery and wildlife that call Elizabeth lake home, steps away from your front door. Breathtaking views greet you, just a couple blocks away and you'll have



immediate access to a nearby playground,  
elementary school, high school and university!  
This home combines comfort and convenience  
effortlessly.

Built in 2024

**Essential Information**

MLS® #	A2214785
Price	\$619,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,552
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	40 Erica Drive
Subdivision	Elizabeth Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L0H3

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan,

	Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony, Rain Gutters
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	44
Zoning	R1

## Listing Details

Listing Office	eXp Realty
----------------	------------

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