

# \$315,000 - 6, 76 Terrace Heights Drive, Lacombe

MLS® #A2227701

**\$315,000**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.05 Acres

Terrace Heights, Lacombe, Alberta

Welcome to #6, 76 Terrace Height Drive – The Perfect Start to Home Ownership! Step into comfort and convenience with this stylish and well-maintained townhouse in a quiet, family-friendly complex built in 2009. Nestled in a prime location, you’re just a short walk from beautiful parks, playgrounds, and Terrace Ridge Elementary School – perfect for young families or anyone craving that connected community feel. From the moment you arrive, you’ll love the charming curb appeal, complete with a covered front porch and an attached single garage. Inside, a spacious front entry with a double closet and a cozy nook welcomes you, offering plenty of room for shoes, coats, and bags. A convenient 2-piece bath and direct access to the garage are tucked off the wide hallway, leading you into the heart of the home. The main floor is bright and airy thanks to huge windows and warm-toned laminate flooring, creating a space that feels both modern and inviting. The kitchen features ample cabinetry, plenty of counter space, and breakfast bar seating, perfect for casual meals or entertaining friends. Step through the sliding doors to your private back deck, where you can enjoy serene prairie views and soak up the sun. Upstairs, retreat to a generously sized primary bedroom with double closets, stunning views, and a private 3-piece ensuite with built-in shelving. Two additional bedrooms and a 4-piece main bathroom provide space and flexibility for kids, guests, or a home office. The



finished basement offers a large family room flooded with natural light, ideal for movie nights or playtime. Youâ€™ll also find a dedicated laundry area and a spacious storage room to keep everything organized. Outside, the fully fenced backyard offers peace, privacy, and open views, a rare find in townhouse living and with condo fees covering area maintenance, sewer, water, and garbage collection, this home offers low-maintenance living with major perks. Whether youâ€™re a first-time buyer, downsizing or investing is a fantastic opportunity to own a bright, well-kept home in an unbeatable location. Come see for yourself why this townhouse is the perfect place to call home!

Built in 2009

### Essential Information

MLS® #	A2227701
Price	\$315,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,256
Acres	0.05
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	6, 76 Terrace Heights Drive
Subdivision	Terrace Heights
City	Lacombe
County	Lacombe
Province	Alberta

Postal Code T4L 0E5

### Amenities

Amenities Snow Removal, Trash  
Parking Spaces 1  
Parking Single Garage Attached, Concrete Driveway  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows  
Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other, Storage  
Lot Description Back Yard, Landscaped, Level, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 10th, 2025  
Days on Market 7  
Zoning R5

### Listing Details

Listing Office RE/MAX real estate central alberta

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