

# \$289,900 - 12 Eagle Road, Lacombe

MLS® #A2250504

## \$289,900

3 Bedroom, 3.00 Bathroom, 1,017 sqft  
Residential on 0.10 Acres

Fairway Heights, Lacombe, Alberta

Move-in ready 3 bedroom + den, ½ duplex with a single attached garage and a fully fenced yard—perfect for kids, pets, and easy outdoor living. Inside you’ll find fresh paint on walls, trim, and doors, updated lighting (majority replaced), and a bright kitchen with a new dishwasher (2025). The comfortable lower level features newer basement carpet (2021). Major ticket items are done: windows replaced (2021), furnace replaced (2022), new garage opener (2025), and a new front door (2025) for curb appeal and efficiency. Located close to schools and everyday amenities—this is a low-maintenance home with the updates you want, in a location you’ll love. Quick possession available!

Built in 1977

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250504    |
| Price          | \$289,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,017       |
| Acres          | 0.10        |
| Year Built     | 1977        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12 Eagle Road   |
| Subdivision | Fairway Heights |
| City        | Lacombe         |
| County      | Lacombe         |
| Province    | Alberta         |
| Postal Code | T4L 1R3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                      |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Back Yard, Landscaped |
| Roof              | Asphalt               |
| Construction      | Stucco                |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 12                  |
| Zoning         | R2                  |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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