

# \$499,900 - 42 Westview Drive, Lacombe

MLS® #A2224760

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,281 sqft

Residential on 0.16 Acres

Fairway Heights, Lacombe, Alberta

Welcome to 42 Westview Drive, a beautifully maintained and spacious home offering 4 bedrooms and 3 bathrooms, nestled in one of Lacombe's most sought-after neighborhoods. With tasteful updates and a functional layout, this home is perfect for families seeking comfort, space, and style.

Step inside to discover an open-concept kitchen and dining area featuring elegant quartz countertops, a tile backsplash, and ample cabinetry—perfect for both everyday living and entertaining. The upper-level living room is warm and inviting, highlighted by a beautiful gas fireplace that adds charm and coziness to the space.

The main floor offers a generously sized primary bedroom, complete with a 3-piece ensuite, along with two additional bedrooms and a 4-piece main bathroom.

Downstairs, you'll find an expansive recreation room, a cozy wood-burning stove, a fourth bedroom, and a bonus room—ideal for a home office, gym, or playroom. A convenient 3-piece bathroom completes the lower level, offering great flexibility for guests or extended family.

Enjoy the convenience of a fully insulated double attached garage with insulated garage doors—perfect for Alberta winters. Step outside to a beautifully landscaped



backyardâ€”a private oasis perfect for summer BBQs, gardening, or simply relaxing outdoors.

This move-in-ready home offers the ideal blend of comfort, style, and function. The home was newly painted 3 years ago.

Built in 1979

**Essential Information**

MLS® #	A2224760
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,281
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	42 Westview Drive
Subdivision	Fairway Heights
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1R8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Quartz Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	17
Zoning	R1

## Listing Details

Listing Office	Concept Realty Group Inc.
----------------	---------------------------

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