



**GRASSROOTS**  
REALTY GROUP

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**4920 Beardsley Avenue  
Lacombe, Alberta**

**MLS # A2216057**



**\$549,900**

<b>Division:</b>	Henner's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 151
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** bar fridge, natural gas bbq, fire table, garage door remote openers x 2, tv mounts x 2, attached garage shelving, reverse osmosis syste,

Privacy, views AND SO MUCH ROOM at 4920 Beardsley Ave! This pretty bungalow has so much to offer AND a wall to wall deck with GORGEOUS LAKE VIEWS! With pretty curb appeal, your front door opens to a roomy entrance with room for bench seating and a handy large coat closet. Directly to your left with sunny south exposure, is a lovely south facing office/ bedroom with a large closet. This location offers a quiet space set away from the main living space. There is a spacious full 4 piece bath as you head down the hallway. With soaring 12 foot ceilings and floor to ceiling windows, the open concept living area is stunning! The U shaped kitchen features warm white cabinetry, glass backsplash, quartz countertops, stainless steel appliances and a full sized pantry. The island offers additional counter seating, and there is plenty of room for a large kitchen table. The living area is surrounded by windows and offers gorgeous lake views; This room is anchored by a cozy gas fireplace with a mantle glass tile surround. There are several storage closets for linen, etc and a huge laundry room. There are cabinets galore, expansive counter space and a handy laundry sink. The primary bedroom faces Henner's pond and is tucked off the living area with a good sized walk-in closet and a 5 piece ensuite. With a soaker tub, walk in shower and 2 sinks with extra cabinet storage, relaxation starts here! The basement offers so much room for entertaining, hobbies and extra guests. There are 2 large bedrooms, another 4 piece bath, a large theatre room (or office) and a HUGE family room all kept cozy with in-floor heat. There is a large dry bar with a mini fridge and tons of cabinets and counter space. As if this fabulous home didn't offer enough, the PRIVATE 32'x expansive deck has views for DAYS! With unobstructed views of Henner's Pond (with well

placed privacy glass), a natural gas bbq & a fire table, family get-togethers and relaxation has never been better! The fully finished double garage offers additional storage and room for two full sized vehicles. This home features 12' ceilings, ceramic tile, hardwood floors, glass & river rock backsplash, smoked privacy glass on your deck, custom blinds & drapery, a reverse osmosis system and a water softener. Your low condo fees cover area maintenance and street snow removal. With unparalleled views and cozy main floor living, this stunning home offers it ALL!