



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

40 Country Ridge Close Lacombe, Alberta

MLS # A2234824



\$439,900

Division:	Lacombe Residential Subdivision		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,001 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge x 2, Stove x 2, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Control

SWEET LEGAL SUITE IN LACOMBE! Located in a quiet key hole close, this bi level home offers 3 bedrooms, 2 bathrooms with legal suite in basement. The main level has an open floor plan with vaulted ceilings and lots of natural light. The large kitchen has lots of counter and cabinet space, pantry, eating bar and overlooks the dining & living room. Two bedrooms and four piece bath complete this space. The lower level offers a newly developed one bedroom, one bathroom legal suite. Adorable L-shaped kitchen adjacent to the dining/living room area offers lots of natural light and room for good sized furniture. Shared laundry area for upper and lower unit. West facing rear yard with a double heated garage. Upper floor currently rented with tenant who would like to stay. Shingles replaced in 2016, new motherboard for furnace 2025, and one hot water tank in 2020. Come check it out before its gone!