



GRASSROOTS
REALTY GROUP

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**48 Heritage Drive
Lacombe, Alberta**

MLS # A2236445



\$379,900

Division:	Heritage Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	935 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Front, Gravel Driveway, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Recessed Lighting, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, stove, dishwasher, washer, dryer, deep freezer, hood fan, all window coverings, garage control and 2 remote openers, hot tub is sold as is

~Step inside this well-cared-for bi-level and feel right at home. Offering four spacious bedrooms and two bathrooms, this home has been thoughtfully maintained and basement has recently been renovated!. The large family room features a custom ceiling design with soft ambient lighting that creates a warm and inviting atmosphere for movie nights or entertaining as well a stand alone electric fireplace cozies up and completes this space.. You'll also find two generous bedrooms and a stylish 3 piece bathroom downstairs, all part of a newly renovated space that feels fresh, modern and ready for you to enjoy. The main floor features a spacious living room in front, while the kitchen and dining are nicely located at the back. Off the dining is a large patio that overlooks the beautiful mature manicured yard. There is a hot tub there for your evening retreat, surrounded by divine privacy and nature. The main floor also features two generous size bedrooms, and a four-piece bathroom. From top to bottom, this home shines with pride of ownership and offers plenty of room for a growing family or anyone who loves to spread out in style! The perennials are in full bloom and this home is awaiting its new owner. A super single detached garage located on the side for easy access and room for RV PARKING! The yard is fully fenced great for your pets and small children. A skip hop and jump to all Lacombe's amenities, but far enough to enjoy the peace and quiet of small city living.