



**GRASSROOTS**  
REALTY GROUP

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**4924 Beardsley Avenue  
Lacombe, Alberta**

**MLS # A2237520**



**\$599,000**

<b>Division:</b>	Henner's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 170
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Vinyl Windows		

<b>Inclusions:</b>	N/A
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Experience the ideal combination of comfort and convenience in this thoughtfully designed duplex, perfectly situated in the heart of Henner's Landing. This spacious two-bedroom home is tailored for easy, low-maintenance living. The primary bedroom features a private ensuite complete with dual his-and-her sinks, offering both style and functionality. A second bedroom provides the perfect space for guests, a home office, or a hobby room. Enjoy the ease of main floor laundry—no more trips up and down stairs—making daily chores simpler than ever. At the center of the home is a beautifully appointed island kitchen, boasting modern appliances, generous counter space, and plenty of storage—ideal for both entertaining and everyday meals. An attached garage adds extra convenience, offering protection for your vehicle and additional storage space, with direct access to your home. Located just minutes from shopping, dining, parks, and recreational facilities, this duplex offers unmatched accessibility and a relaxed lifestyle. Enjoy the benefits of a welcoming community while maintaining your privacy and personal space.