



GRASSROOTS
REALTY GROUP

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**6 Lilac Close
Lacombe, Alberta**

MLS # A2241619



\$639,000

Division:	Nursery Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Tre		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, French Door, Pantry, Storage, Vinyl Windows

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

Inclusions: Gas BBQ, Cabinet in Basement closet

PRIDE of OWNERSHIP shows in this lovely, well cared for home in Nursery Grove. Great Location in a quiet close and backing onto a beautiful park, close to schools & Cranna Lake & walking trails. 3 minute drive to Burman University. The view from the back, covered deck, overlooking yard and park, is lovely & tranquil with many mature trees & borders a park. The property itself has numerous trees & shrubs, apple trees, cherry tree, raspberries, rhubarb, peonies & lilacs, as well as newly planted apple and pear trees & a productive vegetable garden. You will be impressed the moment you walk in the front door to the large entry leading to the spacious living room with a 2-sided wood burning fireplace w/gas lighter and adjacent to the dining area and kitchen with door to the large covered deck. Kitchen was completely redone in 2020 with new appliances, new subfloor, 2-toned cabinetry with lots of drawers, glass tile backsplash & a spacious walk in pantry. Just off the entrance you will find a large, bright office w/built-in desks/cabinets - perfect for 2 people. There is a main floor laundry & a 2 pce bathroom to complete the main level. Upstairs there is 3 spacious bedrooms, a 4 pce bath. The large primary bedroom spans the width of the house & has a 4 pce ensuite with dual vanity & a huge w/i closet. Heading downstairs you will find a fully finished basement with a 4th bedroom, 3 pce bath, a large family/rec room, an office or video blog media room and exrt storage. A large refreshment bar with built in fridge & lots of cupboard & counter space was recently installed. The oversized heated garage is a pleasure to come to on those cold winter nights. The owners actually had 3 small cars parked in there. There is a separated workshop at the back of the garage and 2 man doors, one to the front door & one to the back/side door. Other updates include replacement of Poly-B plumbing

with pex plumbing throughout, , new shingles in 2016, new HWT 2023, New water softener, completely redid the Office/media room in basement with new flooring, flooring heat, drywall, paint, new paint on main floor. new kitchen in 2020, new garage doors in 2015, new shingles in 2016, new shrubs and fruit trees. & new garden shed. This home features Gas line to BBQ, modern appliances including washer & dryer, built in vacuum, paved parking spot for RV, fully fenced backyard to keep in the kids & the dogs & newer HWT. This is an awesome family home in a family friendly neighborhood. only a block from the Christian High School or 3-4 blocks from the public high school.. Move in ready. Act quickly & get in before the new school year!