



GRASSROOTS
REALTY GROUP

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**52 Estella Crescent
Lacombe, Alberta**

MLS # A2243595



\$505,000

Division:	Elizabeth Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,363 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

52 Estella Crescent, Lacombe — tucked into Elizabeth Park, one of Lacombe's most peaceful and family-friendly neighborhoods, this bi-level offers space, privacy, and a layout that just makes sense ~ The main floor has a comfortable open-concept layout with vaulted ceilings, hardwood and tile flooring, and a gas fireplace in the living room that brings a cozy vibe year-round. The kitchen has a gas stove (always a plus if you like to cook), and there's lots of space to gather around the island or sit down for family meals ~ There are three bedrooms on the main floor, which makes it a great setup for families. The primary bedroom is spacious and comes with a walk-in closet and ensuite ~ Downstairs gives you a ton of flexible space — with two big family/living rooms, another bedroom and full bath, and large windows that keep things bright. Plus, the in-floor heat makes the whole level feel warm and comfortable, even in the dead of winter ~ The finished double attached garage comes with a floor drain — super handy for washing your vehicle or dealing with the mess of slushy seasons ~ And the backyard is private and low-maintenance, backing right onto green space with no neighbours behind. There's a big composite deck with a gas line for the BBQ, and a matching stucco shed that adds great storage and ties it all together ~ The shingles were replaced in 2016, and the home's been well looked after. It's solid, comfortable, and ready for its next chapter — whether you're upsizing, settling in with family, or just want more space in a great neighborhood.