



GRASSROOTS
REALTY GROUP

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**38 Hearthstone Drive
Lacombe, Alberta**

MLS # A2243687



\$325,000

Division:	Hearthstone		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,795 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Off Street, Parking Pad		
Lot Size:	0.21 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: wall air conditioner, 2 sheds, electric fireplace as is, barbeque, windmill lawn decor

Affordable, large, well maintained, upgraded, huge yard and so forth are just a few of the adjectives I would use to describe this home. One really must see this home to appreciate the effort and care that the current owners have invested in the place. The main floor is 1795 square feet that includes three large bedrooms, two bathrooms, main floor laundry, large dining room, living room, kitchen with eating area and foyer. Basement has an additional bedroom, bathroom, very large rec/family room, and plenty of storage space. Upgrades include all new windows and doors in 2018, new shingles 2019, flooring in dining room, kitchen and main bathroom 2021, soaker tub installed in 2017, walk in shower main bath 2022 and furnace in 2015. The yard really is something else. Huge space, landscaped with perennial flowers, raspberry and saskatoon bushes, two apple trees and a large garden. Two decks, one at the front of the home and a large deck at the rear with rubber decking complete the package. Fully fenced with asphalt off street parking for two vehicles. And yes the windmill at the front will stay. Access to walking trails out the back and Terrace Ridge school is nearby. Book your viewing today and come away impressed.