



GRASSROOTS
REALTY GROUP

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**10 ELMA Street
Lacombe, Alberta**

MLS # A2246654



\$789,000

Division:	Elizabeth Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,435 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: BLINDS, TV BRACKET, GAS BBQ, FIRE TABLE, TIRE MOUNTS

This executive-style bungalow with a walk-out basement is located in the highly desirable Elizabeth Park subdivision. Custom-built with quality craftsmanship, the home boasts numerous upgrades throughout. The exterior features composite siding, black trim, and a south-facing front porch. Upon entering, you are welcomed into over 1,400 square feet on the main level, finished with matte and gloss hardwood. The well-appointed kitchen offers ample cabinetry and elegant 1" granite countertops, seamlessly connecting to the open-concept dining and living areas—ideal for entertaining. Additional main floor amenities include laundry facilities, a primary bedroom with a five-piece ensuite, and a second bedroom. The stone fireplace in the living room is another focal point of this lovely home! Plus the enclosed screened sunroom with a fire table provides comfortable outdoor space during cooler Alberta mornings or evenings. The fully finished basement comprises two bedrooms, a four-piece bathroom, and a spacious games or family room, complete with a gas-burning fireplace—perfect for movie nights. Further features include central air conditioning, in-floor heating, a regulation-size basketball pad, RV parking, heat tape in the eavestroughs, an oversized backyard with alley access, a wet bar, laundry hookups both upstairs and downstairs, and a gas line ready for potential pool heating. Situated on a corner lot with a rear property line measuring 99 feet in width, this residence offers generous parking and is set in a quiet neighbourhood. 10 Elma is within walking distance to Terrace Ridge Schools, walking trails, Burman University and parks. It is ideally suited for both growing families and those looking to downsize within the City.

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