



**GRASSROOTS**  
REALTY GROUP

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## 44 Country Ridge Close Lacombe, Alberta

**MLS # A2247304**



# \$369,900

<b>Division:</b>	Lacombe Residential Subdivision		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Opener + Remote(s), 3 Stools in Kitchen, Front Patio Set w/ Chairs, Deep Freeze & Little Fridge in Basement, BBQ, All Furniture is Negotiable

PERFECT Home for an INVESTMENT Property or First Time Home Buyer! Fully Developed 2-Storey with Detached Double Garage on a quiet close in Lacombe. From the front veranda, step inside the open front entry and into the main floor that features laminate flooring throughout, a living room, 2-pc bathroom, and an updated kitchen. The kitchen offers plenty of cabinet space, a large kitchen island w/ eating bar (island can be removed), corner pantry, stainless appliances, and access to your fully fenced backyard. Upstairs you will find the good-sized primary bedroom with a 3-pc ensuite and walk-in closet. The upper floor is complete with 2 additional bedrooms, and a 4-pc bathroom. In the basement you will find a den (potential 4th bedroom), good size family room, and the laundry room. In the fully fenced east facing backyard you will find access to the detached double garage with back-alley access. Conveniently located close to schools (Terrace Ridge School & Kindergarten to Grade 7), parks, shopping, and so much more!