



**GRASSROOTS**  
REALTY GROUP

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**11 Maple Bay  
Lacombe, Alberta**

**MLS # A2247704**



**\$442,900**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Separate Entrance		

**Inclusions:** window coverings, pool table, laundry room cabinets, impact screen

Great updates, an AMAZING location and some COOL features! 11 Maple Bay is situated in the heart of Lacombe on a corner lot in this mature neighbourhood! This light filled bi-level has a great layout with fabulous curb appeal. The grand front entrance is open and inviting with access to the main or huge basement. The kitchen and living room share a soaring vaulted ceiling keeping this home big and bright! The spacious living room is west facing, keeping this bright and open! The LARGE kitchen has plenty of windows, newer cabinets, and an island with storage, new taps, fresh tile backsplash & countertops, new light fixtures and stainless steel appliances. Custom blinds, a deep stainless steel farmhouse sink and undercabinet lighting elevate this room. The bay window nook offers a great place for family meals and gatherings. There is a handy storage pantry and access to the covered deck. The bedrooms are tucked down the opposite hallway. The pretty primary bedroom features plush carpeting, a big window overlooking the yard, a walk in closet and a 3 piece bath. There are two additional good sized bedrooms and a full 4 piece bath with a newer vanity, new backsplash, taps & mirror. The entire home has newly installed vinyl plank and features fresh paint and light fixtures. Heading into the basement, there's more great spaces to explore. With almost 10' ceilings, the rec room has huge windows keeping it big and bright!! There is a handy office nook which could also be converted to a bedroom if extra rooms are needed. The MAIN rec room features a FLOOR TO CEILING IMPACT screen. Perfect for virtual golf (projector not included) or even family movie nights. There's a good pool table and a small dry bar for more family fun! There is also a convenient 2 piece bath tucked off this room. The other half of the basement features a big

family room with a gas fireplace and additional storage. The laundry room has a wall of floor to ceiling storage cabinets along with your washer and dryer. There is also WALK UP access to the backyard! The backyard is quiet and secluded with additional play space along the side. The garage offers great work space and parking with several windows for added light and a large garage door. Shingles and siding were replaced in 2016. You are truly STEPS to Cranna Lake and LAcombe schools in a quiet, family friendly neighbourhood. THIS is your place to call home!