



GRASSROOTS
REALTY GROUP

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**29 Estella Crescent
Lacombe, Alberta**

MLS # A2250203



\$560,000

Division:	Elizabeth Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,576 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Bar Fridge, Wine Fridge, Window Coverings (as-is), Garage Door Opener & 2 Controls, Shed, Attached TVs and wall mounts.

This is a fully finished modified bi-level with walk-out basement on a large lot in Elizabeth Park. You'll love the style and layout in this family friendly home, close to schools, parks, walking paths, and playgrounds! The main entry is large and leads to the oversized double garage. The main floor has a spacious living room with gas fireplace. The kitchen is nicely appointed and has stainless steel appliances, warm cabinetry and large island. There are two secondary bedrooms and full four piece bathroom tucked away on this floor as well! Level up to the owner's suite . It has a bay window for sitting and reading or relaxing and a large walk-in closet. The ensuite bath features a separate tub and shower plus a large vanity area. The basement is an entertainment zone, with a family room, complete with a wet bar (bar fridge and wine fridge included). The basement is rounded off with a fourth bedroom and another full bathroom. Walk out to the oversized, fenced back yard, which includes a shed (with power) and room to park your trailer. Enjoy the cool central air conditioning in the summer and the in-floor heat in the winter. Immediate possession is available.