



GRASSROOTS
REALTY GROUP

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**68 Heritage Drive
Lacombe, Alberta**

MLS # A2252309



\$389,900

Division:	Heritage Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,131 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	29-40-26-W4
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Shed

NICELY MAINTAINED 4 BED, 3 BATH BI-LEVEL with DETACHED GARAGE in HERITAGE PARK! This home has been very well cared for and is ready for a new family! The Main floor living room offers plenty of Natural light given the big bay windows. and also features a free standing natural gas stove & laminate flooring. The kitchen offers crisp white cabinets, lots of counter space, full tile backsplash & granite sink overlooking the back yard. There is also a large dining space with garden doors to the deck. Rounding out the main floor, you'll find two secondary bedrooms, a primary bedroom with ample closet space & 2 piece ensuite, as well as a 4 piece main bathroom. This home also features a very functional living space downstairs, including a fourth bedroom, a gym & rec room area, secondary family room (could easily be converted to another bedroom), along with a 3 piece bathroom. The fully fenced back yard offers a generous sized deck, patio area, firepit area, and a detached 22' x 22' insulated garage. The extra long driveway allows for plenty of additional off street parking. This home is located in a family friendly area, with close proximity to schools, shopping and parks.