



**GRASSROOTS**  
REALTY GROUP

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**8 Petticoat Lane  
Lacombe, Alberta**

**MLS # A2253582**



**\$559,900**

<b>Division:</b>	English Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** custom blinds

Tucked away in the highly sought-after ENGLISH ESTATES, this beautiful property sits on a sprawling one-third acre lot and offers the perfect blend of comfort, elegance and NATURE! With four bedrooms, and three bathrooms, there's plenty of room for family and guests while the VAULTED ceilings create an OPEN, AIRY feel throughout the main living spaces. This home has been lovingly updated with NEW SHINGLES, SIDING and WINDOWS, giving it a fresh and modern look while ensuring peace of mind for years to come! The walkout basement opens onto a STUNNING, private back yard that feels like your own hidden retreat-surrounded by mature trees, lush greenery and the sounds of nature, it's the ULTIMATE SANCTUARY. Practical touches like RV PARKING make this property even more versatile, while the DESIRABLE LOCATION means you're close to everything, yet still tucked away into a peaceful setting. It's not just a home but a lifestyle waiting to be enjoyed. Other great features include: custom up/down blinds, Hardwood and Tile on main floor, outside faucet, 3-piece ensuite, massive patio, wood burning fireplace in living room, & WALKOUT BASEMENT!!! The 3 bedrooms on the main floor are a generous size and ideal for a family. Kitchen and dining are open, and there is a large FORMAL DINING that overlooks the sunken living room. Basement is FULLY DEVELOPED with a bedroom, 3-piece bath, large family room, storage room, and laundry! There is potential for a fifth bedroom in the basement, with little effort and very cost effective this home can accommodate a growing family. Incredibly loved home inside and out, you can move in with peace of mind.