



GRASSROOTS
REALTY GROUP

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**30 Maple Bay
Lacombe, Alberta**

MLS # A2257121



\$434,900

Division:	Woodlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,285 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Shed

This unique home is full of character and charm, perfectly set on a large pie-shaped lot that offers both privacy and space for the whole family. From the moment you arrive, you'll notice the mature yard, inviting deck, and peaceful setting that make this property truly stand out. Inside, the heart of the home is a beautifully laid-out kitchen that flows effortlessly into the living areas, making it perfect for everyday living and entertaining. Fresh paint and many thoughtful updates give the home a bright, move-in-ready feel, while the rich hardwood adds warmth and timeless appeal. Families will love the room to grow with a fully developed walk-out basement, providing extra living space and flexibility for all your needs. The attached garage offers convenience, while the private yard is ideal for gatherings, kids, or pets. With its walkable location close to schools and parks, this property combines comfort, character, and lifestyle. Checking all the boxes: Walk-out basement, attached garage, mature, private yard with deck, many updates + fresh paint, well-designed kitchen, large pie-shaped lot in a cul-de-sac. This is more than just a house—it's a place you'll be proud to call home. Come see for yourself why this is a must-view property!