



GRASSROOTS
REALTY GROUP

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**66 Terrace Heights Drive
Lacombe, Alberta**

MLS # A2260258



\$279,900

Division:	Terrace Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,084 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microhood, Dishwasher, All Window Coverings, Shelving in Living Room, TV Wall Mounts, Hooks & Shelving at Beck Entrance, Primary Bedroom Shelves, Shed, Flower Boxes on Back Deck,

This beautifully renovated 2-story townhouse is move-in-ready & features a bright, open floor plan that invites natural light throughout. The main floor boasts a spacious living area, new flooring throughout, and a gas fireplace, ideal for both relaxing and entertaining. The kitchen features a tile backsplash and newer stainless appliances. The convenience of the main floor laundry & 2-piece bathroom adds to the functionality of the space. Upstairs has 3 beds & a 4-pc bathroom. The good size primary bedroom features a walk-in closet. There are plenty of opportunities to add to the home with the unfinished basement. The private backyard is fully fenced and landscaped, a perfect space for entertaining. There is also 2 off street parking stalls. This home is located in a family friendly neighbourhood, close to schools (Terrace Ridge School & Kindergarten to Grade 5), parks, shopping, and so much more!