



GRASSROOTS
REALTY GROUP

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**5 Eagle Road
Lacombe, Alberta**

MLS # A2262902



\$295,000

Division:	Fairway Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,056 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER & CONTROL, SHED

FULLY DEVELOPED & MOVE IN READY ~ SEMI DETACHED 3 BEDROOM, 3 BATHROOM BI-LEVEL IN FAIRVIEW HEIGHTS ~ ATTACHED GARAGE ~ Brick and stucco exterior are complemented by mature landscaping offer eye catching curb appeal to this well cared for home ~ Sun filled foyer with high ceilings welcomes you ~ The spacious living room features large west facing windows that fill the space with natural light ~ The kitchen has a functional layout and offers an abundance of white cabinets, ample counter space, window above the sink, and a raised eating bar ~ Easily host large gatherings in the dining room with more large west facing windows overlooking the front yard and providing tons of natural light ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, has a walk in closet with built in organizers, a 2 piece ensuite, and sliding patio doors that lead to the expansive deck and backyard ~ Second main floor bedroom is also a generous size with ample closet space ~ 4 piece main bathroom has updated vanity, tile backsplash, and built in linen shelving ~ The fully finished basement, with large above grade windows, offers tons of space with a family room, 3rd bedroom, 3 piece bathroom with a walk in shower, and a massive multi-purpose room with tile flooring, built in shelving, laundry with a folding counter and access to the attached garage ~ Single attached garage is insulated, finished with drywall, has built in shelving, and a driveway offering additional off street parking ~ The fully fenced backyard is landscaped, has a garden shed, fire pit area, large deck and a stone patio just off the front entry ~ Located steps to multiple schools, parks, playgrounds, walking trails, and lakes plus easy access to shopping and all other amenities.

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