



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**73 Lansbury Close
Lacombe, Alberta**

MLS # A2264011



\$369,000

Division:	Lincoln Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,595 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: Shed, Pool Table, Light & Cue holder

Welcome to this beautifully finished 4-level split tucked in Lacombe's desirable Lincoln Park area. Thoughtfully designed for comfortable family living, this home offers plenty of space, natural light, and flexibility for your lifestyle. Step inside to a large, welcoming entrance that leads to the bright main floor. The kitchen offers great storage and workspace, while the dining area—with its charming alcove window—creates the perfect spot for family meals or morning coffee. Upstairs, you'll find the primary bedroom with its own 3-piece ensuite, along with two more bedrooms and another full bathroom. The third level features a cozy family room with a walkout to the backyard, a versatile bedroom or office, a convenient laundry area, and another 3-piece bathroom. The lower level provides even more space, complete with an additional bedroom and den, perfect for guests, hobbies, or a home office setup. You'll also find the mechanical and storage rooms on this level. Outside, enjoy the fully fenced and landscaped yard with a patio, garden beds, and plenty of room to build a future garage. If you've been searching for a well-kept, move-in-ready home with a great layout and a walkout design, this one is ready for you to make it your own.