



**GRASSROOTS**  
REALTY GROUP

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7017 Deer Street  
Lacombe, Alberta

MLS # A2265647



**\$354,900**

**Division:** College Heights

**Type:** Residential/Duplex

**Style:** Attached-Side by Side, Bi-Level

**Size:** 1,112 sq.ft. **Age:** 2004 (22 yrs old)

**Beds:** 5 **Baths:** 2

**Garage:** Off Street

**Lot Size:** 1.18 Acres

**Lot Feat:** Back Lane, Back Yard, Front Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** R4

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Open Floorplan

**Inclusions:** Fridge, stove, hood vent, dishwasher (in basement kitchen)

Welcome to this beautiful half duplex located in the heart of Lacombe, Alberta. This home offers bright, open-concept living, dining, and kitchen spaces. Complete with 3 bedrooms and 1 bathroom up and the bonus of a fully finished basement with 2 more bedrooms, 1 more bathroom and a second full kitchen. There is an opportunity to own the whole duplex, each on separate titles 7017 and 7019