



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