



7019 Deer Street  
Lacombe, Alberta

MLS # A2265650

**\$354,900**



<b>Division:</b>	College Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back 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)

**Inclusions:** Fridge, Dishwasher, stove, Range hood (Appliances in the basement)

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 unit on separate titles 7017 and 7019.