



GRASSROOTS
REALTY GROUP

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**7019 Deer Street
Lacombe, Alberta**

MLS # A2265650



\$354,900

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