



GRASSROOTS
REALTY GROUP

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**14 Riviera Drive
Lacombe, Alberta**

MLS # A2267638



\$519,900

Division:	Regency Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,328 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Wood Counters		
Inclusions:	Central Vac (As-Is)		

Beautifully renovated and meticulously cared for, this nicely updated modified bi-level is just steps from parks, playgrounds, walking trails, schools, and so much more! Features of this home include RV parking, central A/C, 9' and vaulted ceilings, in-floor heat in the basement, granite counter tops, and updated flooring throughout. Step inside to a large entry that leads up into a wide open main floor layout with an abundance of windows that fill the space with natural light throughout the day. The kitchen has been updated with stylish granite counter tops, new backsplash, stainless steel appliances, large pantry, and a massive island with butcher block counter top, added storage, and an eating bar. The adjacent dining room flows into the huge living room space which has room for the whole family and is perfect for gatherings. Two nicely sized bedrooms on the main floor share an updated 4 pce bath with granite counters, updated fixtures, and updated vinyl floors. Upstairs you'll find a spacious and private primary bedroom with it's own updated 4 pce ensuite and walk in closet, and there's a great bench seat area next to the window which would be a perfect space to curl up with a good book. The basement is fully finished with a large family room and rec room space, and the family room is wired for surround sound for watching the game or family movie nights. A 4th bedroom, office, and 3 pce bathroom and laundry room space with folding counter and cabinetry complete your basement development, and the whole space is warmed with cozy in-floor heat. The attached garage is fully finished and offers great storage and a warm space for your vehicles. The huge backyard is fully fenced and has a large RV parking area that will easily accommodate a motorhome or large 5th wheel. This home shines with pride of ownership throughout and is a pleasure to show. Quick

possession is possible.