



**4940 Beardsley Avenue
Lacombe, Alberta**

MLS # A2277427



\$510,000

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|------------------|---------------------------------|---------------|------------------|
| Division: | Henner's Landing | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,223 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Other | | |

Heating: In Floor Roughed-In, Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Wood Frame

Foundation: Slab

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: \$ 170

LLD: -

Zoning: R4

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Garage Opener

Brand new bungalow-style duplex by Ridgestone Homes! This well-designed home features an open-concept main floor with modern finishes, a spacious living and dining area, and a stylish kitchen complete with a butler's pantry for added prep space and storage. Cozy up by the fireplace in the inviting living room. The primary suite includes a 5-piece ensuite and walk-in closet, while the second bedroom also offers a walk-in closet. A 4-piece main bathroom, convenient mudroom off the oversized single attached garage, and main floor laundry add to the home's practical layout. Enjoy a covered front porch entry and a backyard deck—perfect for relaxing or entertaining.