



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**10 Timmons Close
Lacombe, Alberta**

MLS # A2278605



\$425,000

Division:	Terrace Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,171 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Mid Efficiency, Forced Air, Pellet Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-N
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows

Inclusions: second fridge in basement, 2 pellet stoves, window blinds, garage door controllers x1

This lovely 4 bed 3 bath home needs a new owner. It could be you! Many upgrades have been done over the years and one can see the pride that the previous owner had in the place. The Bosch dishwasher was installed in 2022 and the LG washer and dryer are only a couple of years old. New tiles were installed in the main entrance, around the main floor pellet stove and main bathroom in 2023.. Main floor was repainted at that time as well. New laminate plank flooring installed on the main floor in 2022. New hot water on demand installed in 2024. Many other upgrades have been done and as such the home needs to be seen to be appreciated. The main floor features two bedrooms along with a 4pc main floor bath and a 3pc ensuite. The open concept kitchen/dining room features a cool built in bench for your dining room table. A coffee nook is also close at hand and the living room features a built in pellet stove to keep the evenings cozy and warm. Main floor laundry is available here which is always nice. The basement comes with a seperate entrance and features two more bedrooms and one 4pc bathroom. There is a partial kitchen area with a sink and the utility room has ample storage. Another pellet stove can be found in the basement as well to help with heating costs. Outside you will find a oversize single garage next to paved parking for two vehicles at the rear of the property. Property is located within a block of a elementary school and within a block of a bus stop if one needs other schooling. A walking trail is close at hand along with a pond that transforms into a outdoor skating surface in the winter. Timmons close is a great neighborhoud with seniors, families and couples within the close. All in all this really is a wonderful property.

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