



**GRASSROOTS**  
REALTY GROUP

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**4 Blackstone Avenue  
Lacombe, Alberta**

**MLS # A2281344**



**\$450,000**

<b>Division:</b>	Hearthstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** N/a

Welcome to this well-maintained 4-bedroom, 3-bathroom bi-level located in the sought-after Hearthstone subdivision in Lacombe. Thoughtful updates throughout include new kitchen appliances, new lighting in the kitchen, dining room, upstairs hallway and downstairs family room, new vinyl windows and window coverings on the main floor, updated flooring, trim, and paint, a 2-year-old hot water tank, and 30-year shingles installed just 5 years ago, offering comfort and peace of mind. The home features bright, inviting living spaces designed for everyday living and entertaining. Step outside to enjoy a cozy front patio shaded by a mature tree, a rear deck perfect for BBQs and relaxation, along with fruit trees, garden beds, and a storage shed for the avid gardener. A double attached garage completes the package, all conveniently located close to schools, shopping, and playgrounds, making this a move-in-ready home ideal for families and lifestyle-focused buyers.