



**GRASSROOTS**  
REALTY GROUP

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**13 Blackstone Avenue  
Lacombe, Alberta**

**MLS # A2282896**



**\$450,000**

<b>Division:</b>	Hearthstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,848 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Tile	<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>	Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, A/C Unit, Title Insurance

The Perfect Blend of Character and Modern Luxury. From the moment you step inside, this charming 5-bedroom, 4-bathroom home wraps you in comfort. The heart of the home is a gorgeous, updated kitchen featuring stainless steel appliances, a walk-in pantry, and expansive counter space framed by rich cabinetry. The open bright dining area flows seamlessly into a spacious living room centered by a cozy gas fireplace—perfect for family gatherings. Upstairs, you’ll find three generous bedrooms and a thoughtfully designed sitting area. The primary suite is a true retreat, boasting a walk-in closet and a spa-like 5-piece ensuite with double sinks and a tiled jetted tub. The lower level adds two more bedrooms, a full bath, and a dedicated Media Room for movie nights. Air Conditioning added in 2023 and a new furnace in 2025 with a 25 year warranty. The property also features a heated garage with 220V power and an extra cement pad for RV or boat storage. With shingles, siding, flooring, windows, plumbing/electrical updated between 2012-2016, this home offers total peace of mind. Outside, enjoy the south-facing sun from your large composite deck (updated 2025) while the kids play in the big backyard. Family friendly neighborhood while maintaining excellent access to local amenities, schools, and parks.