



**4717 Johnson Avenue
Lacombe, Alberta**

MLS # A2290340



\$725,000

Division:	College Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Attached, D		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, WINDOW COVERINGS, AC, GARAGE DOOR OPENER AND CONTROL, CAR LIFT IN GARAGE, WORKBENCH, SHED

FULLY DEVELOPED 4 BEDROOM + OFFICE, 3 BATH BUNGALOW ~ 2 HEATED GARAGES ~ LARGE FULLY FENCED SOUTH FACING BACKYARD W/MATURE LANDSCAPING ~ WALK-UP BASEMENT W/SEPARATE ENTRY ~ Covered front veranda welcomes you to this well cared for home and leads to a spacious foyer ~ Open concept main living space ~ The living room features large windows that overlook the backyard and is centred by a cozy gas fireplace with built in shelving ~ The kitchen offers an abundance of warm stained cabinets, ample counter space with two eating bars, full tile backsplash, stainless steel appliances and a walk in pantry ~ Easily host large gatherings in the dining room featuring cathedral vaulted ceilings and garden door access to the deck and backyard ~ The primary bedroom can accommodate a king size bed plus multiple pieces of furniture, offers a spa like ensuite with a walk in shower and jetted soaker tub, plus a spacious walk in closet ~ Home office/flex space is conveniently located just off the main entry and has large windows that overlook the veranda and front yard ~ Main floor laundry is located in it's own room and is next to the 2 piece bathroom ~ The fully finished basement has large above grade windows and a separate entry ~ Huge family room features a cozy wood burning stove with a tile surround, roughed in plumbing for a wet bar, and tons of space for a media/sitting area, home gym and games tables ~ 3 bedrooms are all a generous size with ample closet space ~ 4 piece bathroom has an oversized vanity ~ Ample storage throughout ~ Other great features and upgrades include; Central air, roughed in under floor heat, roughed in central vacuum, wainscoting and woodwork throughout, shutters on all main floor windows ~ 28'26' x 23' attached garage is heated, insulated, finished with painted O.S.B., has 2

overhead doors, high ceilings, windows, a man door to the front yard and an extra long driveway ~ 30' x 30' detached garage/shop is heated, insulated and finished with painted O.S.B., 220V wiring, and a floor drain ~ The backyard is beautifully landscaped with mature trees, shrubs and perennials, includes a garden shed, and is fully fenced with back alley access ~ Located in College Heights, steps to schools, parks, walking trails and lakes, and with easy access to all other amenities ~ Pride of ownership is evident in this well cared for, move in ready home!