



**5 Blackstone Avenue
Lacombe, Alberta**

MLS # A2292400



\$409,999

Division:	Hearthstone		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,704 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Dishwasher, Oven, Refrigerator, Washer/Dryer, Window Coverings

Welcome to this spacious and character-filled 1.5 storey home in beautiful Lacombe offering 4 bedrooms and 3.5 bathrooms with plenty of room for family living and entertaining. A large welcoming foyer leads into the bright main living area featuring soaring vaulted ceilings and 2 SKYLIGHTS that fill the space with natural light. The adjoining dining area is ideal for hosting family dinners and gatherings. The bright white kitchen offers well-maintained appliances, a large pantry, and plenty of space for the island, making it both functional and inviting. Just off the kitchen is a huge sunken family room with large south-facing windows, creating a warm and comfortable space to relax. A certified wood stove with 2021 WETT inspection adds charm and helps make winter evenings extra cozy. The main level also includes a convenient second pantry/cold room located next to the mudroom and laundry area. And 2-piece bathroom is across the hall - all with easy access to the double attached garage. Upstairs, you'll find two spacious bedrooms, each with their own private ensuite. The primary bedroom features a large walk-in closet and a relaxing soaker tub, creating a comfortable retreat at the end of the day. A unique laundry chute from the primary bedroom conveniently sends laundry directly to the washing machine below. The fully developed basement provides even more living space with two additional bedrooms, both with walk-in closets. A 3-piece bathroom and a den or flex space perfect for a games room, media area, or office complete the living area. A cold room offers additional storage, while the large crawl space beneath the main floor provides excellent space for seasonal storage. Outside, enjoy a spacious south-facing backyard with a large two-tiered deck, offering plenty of room for outdoor gatherings, barbecues, relaxing in the sun and seasonal raspberries!

Additional updates include a water heater replaced in 2021. With its generous layout, thoughtful features, and inviting living spaces, this home offers fantastic value and is ready for its next owners to enjoy.