



**44 Pickwick Lane  
Lacombe, Alberta**

**MLS # A2295298**



**\$569,900**

<b>Division:</b>	English Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,771 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, See Remarks, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, See Remarks		

**Inclusions:** N/A

This Beautiful home shows off its pride of ownership inside and out! Enter the home to the main floor to find the living room, dining room, kitchen, family room, 2 piece bathroom, and laundry room with access to the spacious double attached garage. The Upper level host a 4 piece bathroom, and three bedrooms including the primary with its own walk-in closet and 4 piece ensuite bathroom. The fully finished basement has another 4 piece bathroom, bedroom, den, utility room, and a large rec area. The home has many upgrades including shingles, vinyl siding, and stone done within the last 5 years. A large deck over looks the back yard with mature trees, fire pit, and back lane keeping it private. Close to parks and amenities this property has to be viewed in person to truly appreciate everything it holds! Listing agent is related to the Seller.