



**4916 Beardsley Avenue  
Lacombe, Alberta**

**MLS # A2296233**



**\$589,900**

<b>Division:</b>	Henner's Landing		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Views, Wooded		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 151
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Control(s), Blinds

Located in the desirable town of Lacombe, this well-built half duplex bungalow by Colbray Homes offers a walkout basement and backs onto green space with direct access to scenic walking trails. The landscaped yard and peaceful setting make it easy to enjoy the outdoors right from your backyard. Inside, the main floor features high-end laminate and ceramic tile throughout, along with a bright, open layout and 9' ceilings that create a spacious feel. The kitchen is thoughtfully designed with dark maple soft-close cabinetry, granite countertops, a Blanco under-mount sink with garburator, stove with gas hook up if desired, coffee bar, and a large island with overhang—perfect for entertaining. A walk-in pantry adds extra storage, while the separate main floor laundry room includes cupboards, counters, and a sink for added convenience. The living room is warm and inviting with a gas fireplace and mantle, plus a garden door leading to the deck where you can take in the views, complete with phantom screens. The main floor offers a spacious primary bedroom that easily accommodates a king-sized bed and includes a walk-in closet, along with an additional bedroom and a den, providing flexibility for guests or a home office. The 5-piece ensuite offers a relaxing retreat with a soaker tub, separate shower, double sinks, and a private water closet. Downstairs, the fully developed walkout basement features in-floor heat, a bright family room with access to the concrete patio and backyard, two additional bedrooms, a dedicated media room, a 4-piece bathroom, and plenty of storage in the mechanical room. Additional highlights include a high-efficiency furnace, high-efficiency hot water tank, R60 insulation, Greenbuilt certification, and a double attached garage that is insulated, drywalled, and roughed-in for gas heat. Professionally painted in neutral

tones and showing like new, this home combines quality craftsmanship with modern comfort in a beautiful setting.