



**37 Northstar Drive  
Lacombe, Alberta**

**MLS # A2296392**



**\$489,900**

<b>Division:</b>	Fairway Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,198 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Rectan		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** Shed

This updated bi-level home is MOVE IN READY and full of great features! The main level offers an open-concept kitchen, dining, and living area—perfect for everyday living and entertaining. Off the dining area, a bright heated sunroom with heated floors overlooks the yard, which backs onto Christian High School, providing privacy and a peaceful view. Two bedrooms and a 4-piece bathroom complete the main floor. The lower level includes a large family room with a cozy fireplace, two more bedrooms, a 3-piece bathroom with a tiled walk-in shower, a laundry area with built-in cabinets / storage room with a walk-up door to the backyard. The heated garage comes with a workshop area, adding extra space for projects or hobbies. Outside, enjoy a brand-new deck for outdoor gatherings. Recent updates include a new roof in 2022 and a new hot water tank in 2024. With plenty of living space, functional upgrades, and a great layout, this home is ready for you to move in and enjoy.