



**34 Hearthstone Drive
Lacombe, Alberta**

MLS # A2296467



\$249,900

Division:	Hearthstone		
Type:	Residential/House		
Style:	Modular Home		
Size:	1,414 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R3
Foundation:	Piling(s)	Utilities:	-
Features:	Open Floorplan		

Inclusions: NONE

Opportunities to acquire properties such as this are rare. This well-maintained mobile home with a 26 x 22 double detached garage is situated on its own lot in Lacombe, offering affordable home ownership with ample living space. The open concept main living area features a kitchen equipped with generous cabinetry, abundant countertop space, and a sunshine ceiling. The primary bedroom is positioned at the north end of the home, conveniently located near a four-piece bathroom, while two additional bedrooms are situated at the south end alongside another four-piece bathroom. An attractive addition provides extra living space and has its own exit to the side and back yard. Numerous updates have been completed: windows replaced, furnace (approximately 9 years old), hot water tank (approximately 10 years old), bathtub surrounds redone 7 years ago, roof on the north side replaced 3 years ago, and the south side approximately 9 years ago. The mobile home is anchored and set on cement pilings. The detached garage, measuring 26 x 22, is powered and features a garage door opener (not insulated). The fenced yard backs onto green space and the property is conveniently located near Terrace Heights Schools and Burman University. This property is ready to welcome its next owner.