



**7135 Henner's Road
Lacombe, Alberta**

MLS # A2298075



\$545,000

Division:	Henner's Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,261 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Garden, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Softwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Wet Bar

Inclusions: window coverings/blinds, garage door remote, shed, solar panels, gas heater in garage, 3 rain barrels

This is a unique home lending itself to a different layout as you enter the home from the side. It also doesn't hurt that it is in terrific shape and well maintained located in the desirable neighborhood of Henner's Landing. This four bed, three bath home has two bedrooms up and two down with a 5pc ensuite and 4pc bath upstairs along with a 4pc bath downstairs. Main floor laundry is always nice as is no carpet on the main floor. The kitchen is well appointed with hickory cabinets and leads out to a large east facing deck which can also be accessed through the primary bedroom. The basement features in floor heat, high ceilings and large windows making it feel as if its above ground. Many and large windows means loads of natural light coming into the home upstairs and downstairs. Another nice feature of this home is an electricity bill that is next to nothing thanks to the solar panels on the roof. Outside you will find a fully fenced yard, garden plot, perennial flowers. along with a raspberry patch, and a couple of apple trees. Heated garage, close to walking trails, views off the deck of farmland, add to the appeal of this home. Come see for yourself all that this home has to offer.