



**45 Emily Crescent
Lacombe, Alberta**

MLS # A2299183



\$567,000

Division:	Elizabeth Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,253 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, No Back Lane, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	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), Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows

Inclusions: shed, window coverings/blinds, bar stools in kitchen, bookcase downstairs at the bottom of the stairs

Beautiful, well kept bungalow with walk out basement in Elizabeth Park is now available for viewings. Main floor features two bedrooms along with a 4pc bath and a 3pc ensuite. When one enters the home they are greeted with an open floor plan, vaulted ceilings and a large kitchen with alderwood cabinetry. One can access a covered front porch or covered rear deck with a gas bbq line from the main floor so as to enjoy a cup of coffee rain or shine. Main floor laundry is a nice bonus. The basement features two more bedrooms along with a 4pc bath with the potential for a fifth bedroom if one wanted. Infloor heat and a walk out to a covered seating area is also nice. Updates include a new hot water tank in 2025, new edison lighting throughout the home and gutter guards at the rear of the home for the eavestrough. This home must be seen to be appreciated so don't be afraid to book a showing.