



**3 Elma Street
Lacombe, Alberta**

MLS # A2301301



\$575,000

Division:	Elizabeth Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,464 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Projector, Bar TV, Wall unit in garage

Located in Elizabeth Park with easy access to Highway 12 and 2A, this home offers a practical layout and a good amount of space for a growing family. Inside, the main level is bright and functional. The kitchen features granite countertops, a corner pantry, and oak cabinetry, with a large island that ties the space together. It opens into the living room where you've got a gas fireplace and plenty of natural light coming through the windows. There are also two bedrooms and a full bathroom on this level. Upstairs is the primary bedroom with a walk-in closet and a 3-piece ensuite, giving it some separation from the rest of the home. The basement is fully finished with a large family room, wet bar, two additional bedrooms, and in-floor heating. With 9-foot ceilings and larger windows, it feels open and usable. Outside, the yard is fully fenced and landscaped, with a 20x20 concrete pad that works well for a number of uses, including a great spot for the kids to play basketball. The double garage is insulated and also has a side entrance. This is a solid, well-kept home in a good area with a layout that makes sense for day-to-day living.