GRASSROOTS REALTY GROUP

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13 43 AvenueClose
Lacombe, Alberta

MLS # A2303610

$469,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,479 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	4	**Baths:**	3
Garage:	Carport, Single Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Street Lighting,		

Heating:	Fireplace(s), Forced Air, Wood Stove	**Water:**	-
Floors:	Carpet, Linoleum, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Storage, Vinyl Windows		

Inclusions: Shed

Pride of ownership shines throughout this well-maintained bi-level, ideally positioned to capture unobstructed views of the Lacombe Research Station farmland to the east. From the moment you step inside, you’ll appreciate the care and numerous upgrades completed over the years. Improvements include a combination of triple and double pane windows and a beautifully updated kitchen featuring a blend of newer and original cabinetry, a spacious island, and excellent functionality. An inviting south-facing addition enhances the home, offering an abundance of natural light through expansive windows, two skylights, a gas stove which you can control with the thermstat, and direct access to the deck which has a gas bbq connection—perfect for year-round enjoyment. The east skylight is equipped with rain-sensing technology, automatically closing when needed. The main floor living room is warm and welcoming, highlighted by a striking wood-burning fireplace with elegant stonework and mantle, creating a stunning focal point. The primary bedroom includes a 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the main level. The fully finished basement offers a fourth bedroom, a generous family room with a second wood-burning fireplace, and a dedicated workspace with built-in sewing counter and storage—ideal for hobbyists or creative pursuits. A storage room presents potential for a fifth bedroom if desired. Additional updates include shingles (2015), hot water tank (2017), patio door and picture window (2000), and an updated electrical panel completed during the upper addition. The furnace was replaced approximately in 1998. The attached single garage features built-in cabinetry, while the insulated under-deck storage with lighting adds extra convenience. Mature landscaping and flower beds make the

yard a lovely space to enjoy the summer days and evenings! With a functional layout, thoughtful upgrades, and quick possession available, this home is ready for its next owners to enjoy.

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