



**8 Petticoat Lane
Lacombe, Alberta**

MLS # A2304527



\$545,900

Division:	English Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,294 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Insulated, Off Street		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Treed		

Heating:	None	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood-fan, Washer, Dryer, Window Coverings, Bathroom Mirrors, Alarm System (Equipment only, no contract)

Welcome to English Estates, where oversized lots and quiet streets create one of Lacombe's most coveted neighborhoods. This beautifully cared for bi-level sits on an impressive 1/3 of an acre lot and delivers the perfect blend of comfort and privacy. With four bedrooms and three bathrooms there is plenty of room for family life, guests, or a growing household. The main level showcases hardwood and tile flooring, a spacious kitchen with eating bar, a large formal dining area overlooking the sunken living room with a wood-burning fireplace. Three generous bedrooms and two bathrooms complete the upper level, including a comfortable primary suite with a three piece ensuite and walk-in closet. The developed walkout basement offers a huge family room, fourth bedroom, three piece bathroom, storage, and laundry, (with potential for a fifth bedroom with minimal effort.) Step outside the garden doors from the family room into the secluded backyard that feels like your own private retreat. Surrounded by mature trees and lush greenery, it's the kind of outdoor space that's hard to find and even harder to leave. Updates which bring peace of mind and a refreshed look include new pex water lines (Dec 2025), shingles (2019), siding (2019), and windows. Practical perks include RV parking, an attached double garage, enclosed under deck storage and a layout designed for real life. This is a home that's been truly loved — inside and out — and it shows.