



GRASSROOTS
REALTY GROUP

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**7128 Henner's Road
Lacombe, Alberta**

MLS # A2200540



\$539,900

Division:	Henner's Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s)		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Central Vacuum, Kitchen Island, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Garage Door Opener, Window Coverings, Light Fixtures, Central Vacuum and Attachments, Washer, Dryer, Built-in Garage Pantry

7128 Henner's Road is a terrific family home located in beautiful Lacombe, Alberta. The front yard is nicely landscaped. The polished look of the home and cute covered porch facing the morning sun will catch your eye. The fully fenced back yard is attractive and welcoming with its fruit trees, raspberry bushes, and deck that includes a natural gas line for the bbq. A big bonus is the back lane with RV/utility trailer access. Another big bonus is the fact that this home backs onto a playground and a walking path that connects to Lacombe's famous trail system - including a nearby walk around Henner's Pond. The long driveway and heated double attached garage (along with the previously mentioned RV capacity) provides the next owner with plenty of parking options. Inside, you'll be very pleased with the thoughtful plan and design. The high ceiling at the entrance and nearby library/study welcomes you with open arms. The home is filled with natural light throughout much of the day. The front room is a cozy place to have a coffee and enjoy the morning sun. The open concept kitchen and living room (with a natural gas fireplace) is a perfect place to gather while visiting with family and friends. The kitchen features black walnut cabinets, stainless steel appliances, a pantry, and a useful island with an abundance of storage. The flooring and luxurious trim adds a touch of class to the home. The laundry and 2 piece bath complete the main floor. Upstairs, you'll find 3 bedrooms and 2 full bathrooms. The master bedroom is very large, and the spa-like ensuite provides plenty of space for two. Closets (some walk-in) throughout the house include handy organizers. All the upstairs bedrooms feature blackout blinds. The basement is fully finished and includes another full, 4 piece bathroom, bedroom, and a great sized family/rec room. The utility room provides additional

storage space, a high efficient furnace, and hot water on demand. The seller loves the quiet street, the convenient access to the QEII and 2A highways, the neighborhood, and the community of Lacombe.