



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4922 Beardsley Avenue
Lacombe, Alberta**

MLS # A2276017



\$565,000

Division:	Henner's Landing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,502 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 170
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
--------------------	-----

Experience the ideal combination of comfort and convenience in this thoughtfully designed duplex, perfectly situated in the heart of Henner's Landing. This spacious two-bedroom home is tailored for easy, low-maintenance living. The primary bedroom features a private ensuite complete with dual his-and-her sinks, offering both style and functionality. A second bedroom provides the perfect space for guests, a home office, or a hobby room. Enjoy the ease of main floor laundry—no more trips up and down stairs—making daily chores simpler than ever. At the center of the home is a beautifully appointed island kitchen, boasting modern appliances, generous counter space, and plenty of storage—ideal for both entertaining and everyday meals. An attached garage adds extra convenience, offering protection for your vehicle and additional storage space, with direct access to your home. Located just minutes from shopping, dining, parks, and recreational facilities, this duplex offers unmatched accessibility and a relaxed lifestyle. Enjoy the benefits of a welcoming community while maintaining your privacy and personal space.