



GRASSROOTS
REALTY GROUP

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**405, 4425 HERITAGE Way
Lacombe, Alberta**

MLS # A2288165



\$298,911

Division:	Downtown Lacombe		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	995 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 723
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R6
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Animal Home, Vinyl Windows		

Inclusions: FRIDGE , STOVE , DISHWASHER , MICROWAVE , WASHER , DRYER , CEILING FAN(S)

Come and check out this executive style condo that has been beautifully updated in the sought after Chateau Lacombe! Close to all of Lacombe's downtown amenities . This top floor west facing unit has 2 generous bedrooms , 2 bathrooms and adequate laundry room with awesome storage space. The open-concept layout showcases lovely hardwood flooring in the living room and tile in the kitchen. The bright and inviting kitchen offers an island and an abundance of cabinetry,& flowing seamlessly into the spacious living and dining areas complete with black out blinds included, as well with a great view to the west and panoramic view of those stunning Alberta sunsets . Patio door with retractable door screen leads to oversized balcony with a retractable awning that if forgotten about puts itself away! WOWZERS!! A private spot to relax on a summers evening to catch some sun and enjoy the views . The master bedroom has a large ensuite with shower plus huge walk in closet with custom Canadian Closet built ins with enough room for comfort and organization for everyone .There is also a common social room for visiting neighbours, hosting parties or playing cards or host a private function. This very well kept unit offers everything you need including titled underground parking so you never have to worry about parking in the outside elements . Across the parking lot or the street they have coffee until the cows come home with A&W and McDonalds close enough so you never have to drive if you so choose to. A gem waiting to be discovered for the discreet home Buyer in today's market.