



GRASSROOTS
REALTY GROUP

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**42 Riviera Drive
Lacombe, Alberta**

MLS # A2305819



\$485,000

Division:	Regency Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,167 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: cabinets/TV stand in basement; work bench in garage

Welcome to this beautifully maintained family home in the heart of Lacombe. Thoughtful updates and upgrades have been added over the years, creating a warm and move-in-ready space. The home is fully developed with 4 bedrooms and 3 bathrooms, offering plenty of room for everyone. The sunken living room features a large picture window that fills the space with natural light. The open, eat-in kitchen includes a generous island, pantry, and garden doors leading to the deck and fully fenced backyard. Down the hall are three bedrooms and a full bathroom, including a primary suite with its own 3-piece ensuite. The finished basement adds even more living space with a large fourth bedroom, a spacious family room, a bathroom, laundry room, and an oversized crawl space for storage. A double attached front garage completes this wonderful property.