



GRASSROOTS
REALTY GROUP

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**39 Cedar Crescent
Lacombe, Alberta**

MLS # A2308256



\$379,900

Division:	Woodlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Dog Run Fenced In, Lake, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, Vinyl Windows		

Inclusions: Garden Shed

Welcome to this well-maintained home offering the perfect blend of comfort, modern upgrades, and an unbeatable location. Featuring 2 bedrooms on the main floor and 2 bedrooms in the basement (one currently set up as a Salon, that could easily be converted back into a bedroom), this property is ideal for families or anyone looking for flexible living space. The home includes a 4-piece bathroom on the main floor and a 3-piece bathroom in the basement. Peace of mind comes built-in — this home has seen significant updates in recent years, including: Brand new kitchen cabinets and updated appliances (dishwasher just 2 months old, microwave hood fan approx. 1 year old) Newly updated main floor bathroom Shingles replaced approximately 1 year ago Nearly all windows replaced within the past 2 years with triple-pane glass for superior energy efficiency Poly-B plumbing has been replaced Step outside and enjoy the large west-facing 4-season sunroom — perfect for soaking in the afternoon sun year-round — along with a covered deck and a generously sized yard, ideal for entertaining or letting the kids roam free. Parking is a breeze with a spacious gravel driveway accommodating 2 vehicles comfortably, with bonus RV parking secured by your fence. The location truly sets this home apart. Nestled in central Lacombe, you're within easy commuting distance of schools of all levels, and just minutes from shopping, restaurants, medical services, and the Lacombe Sportsplex — home to an indoor pool and skating arenas. Best of all, you're just steps from the breathtaking Cranna Lake walking paths, offering a peaceful escape right in your own neighbourhood. This is a rare opportunity to own a move-in ready home with modern upgrades in one of Lacombe's most sought-after locations. Don't miss out — book your showing today!

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