

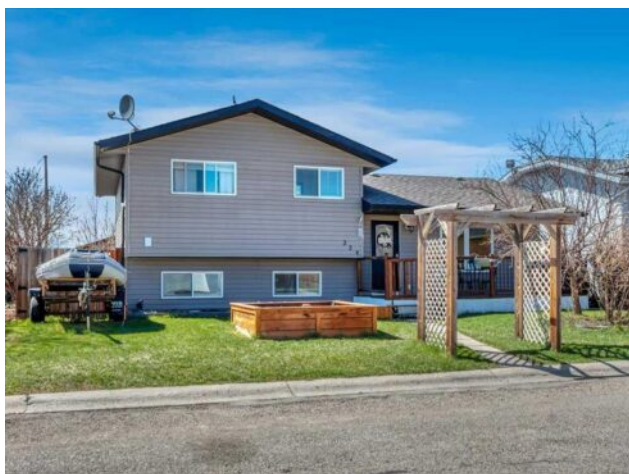


**GRASSROOTS**  
REALTY GROUP

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**334 Lausen Place**  
**Carseland, Alberta**

**MLS # A2309862**



**\$420,000**

|                  |                                  |               |                   |
|------------------|----------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                             |               |                   |
| <b>Type:</b>     | Residential/House                |               |                   |
| <b>Style:</b>    | 4 Level Split                    |               |                   |
| <b>Size:</b>     | 1,126 sq.ft.                     | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 4                                | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard |               |                   |

|                    |                          |                   |             |
|--------------------|--------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Laminate                 | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | 12-22-26-W4 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | HRGÂ Hamlet |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Pantry                   |                   |             |

**Inclusions:** n/a

Spacious and well cared for 4-level split with a heated double detached garage and plenty of room to spread out. The bright kitchen has been updated with quartz countertops, new appliances, and an abundance of cabinet and counter space, making it as functional as it is inviting. The main floor living room offers a comfortable place to gather with lots of natural light. Upstairs you'll find 3 bedrooms, including the primary with its own 2-piece ensuite. and an updated main bath! The lower level adds even more living space with a rec room and additional bedroom, perfect for guests, teens, or a home office. Outside, enjoy the large backyard with lane access a double garage and room for kids, pets, or future projects.