



**14 Lincoln Park  
Lacombe, Alberta**

**MLS # A2314584**



**\$429,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this lovely modified bi-level located in the desirable Lincoln Park subdivision of Lacombe! Pride of ownership is evident throughout this well-maintained home, ready for its new owners to move in and enjoy. Step inside to appreciate the unique and functional floor plan featuring the living room on its own separate level from the kitchen and dining areas, creating a spacious and inviting atmosphere. The bright living room showcases a corner gas fireplace, high ceiling, and a large window that fills the space with natural light – the perfect place to relax or entertain guests. The main level offers three bedrooms, including the primary bedroom complete with a walk-in closet and 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom provide plenty of space for family or guests. The basement remains undeveloped and awaits your finishing touches, offering endless potential for future development. Outside you’ll find a double detached garage, back lane access, and the added privacy of having no neighbors directly behind. Conveniently located close to schools, playgrounds, and Lacombe’s scenic walking trails, this is an excellent opportunity to own a fantastic family home in a sought-after neighborhood!