



**38 Heritage Drive
Lacombe, Alberta**

MLS # A2316528



\$370,000

Division:	Heritage Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	924 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1c
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows, Wood Windows		

Inclusions: Shed in the backyard, Garage shelves, Lawn mower

Great family home or first-time buyers located on a beautifully landscaped mature treed lot. The main floor comes with 2 bedrooms and a 4-piece bathroom with a jetted tub. A good-sized kitchen space that transitions to a dining area with patio door leading to east facing deck. The east facing patio doors and kitchen window fill natural light in the kitchen and dining area. The living area is spacious for family and guest relaxation and entertainment. The ceiling fan(s) in the living room is a plus during the warm summer days. The big window facing west brings in lots of westerly natural light. The basement comes with a large family room, 2 bedrooms, 3-piece bathroom, laundry room and storage and utility area. This home comes with a single large attached garage (about 15 x 37 ft). You can park, in tandem, two medium-size cars in this garage. The garage is insulated and heated by its own stand-alone gas furnace. The home boasts a large rectangular (about 55 x 110 ft), level lot, with trees, and fenced for your enjoyment and privacy. In the backyard you will find a firepit, a nice storage shed for keeping your yard tools and more.