



GRASSROOTS
REALTY GROUP

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22 Blackstone Avenue
Lacombe, Alberta

MLS # A2317720



\$339,900

Division:	Hearthstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,181 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, Hutch in Kitchen, Window Coverings

Discover the perfect blend of comfort and functionality in this well-maintained bungalow located in Lacombe. This home offers a bright and spacious, wide-open layout designed to accommodate practical family living. The main floor features beautiful hardwood flooring that remains in incredibly good condition, providing a warm and durable foundation for your living space. The main level includes a large living room, a functional dining area, and a kitchen that flows seamlessly, making it an excellent space for daily activities or entertaining guests. With multiple bedrooms on the main floor, there is ample room for a growing family or a dedicated home office. A unique and practical feature of this home is the built-in laundry chute, adding a touch of classic convenience to your daily chores. The basement is fully finished and expands your total living area significantly. It includes a massive recreation room perfect for movie nights or hobbies, an additional large bedroom, and a 3-piece bathroom. A bonus room located adjacent to the utility and mechanical area can serve as a workshop or hobby room, offering great utility for the DIY enthusiast. The home also provides extra storage space to ensure your living areas remain organized and clutter-free. Outside, you will find a fully fenced backyard that feels like a private oasis. The lot is enhanced by a number of mature trees, which provide excellent privacy and a serene atmosphere for outdoor relaxation. This property is situated in a great community with easy and convenient access to local parks and amenities. This property offers a solid foundation for any buyer looking for value and potential in a mature neighborhood. *** Some photos have been digitally enhanced ***