



**45 Northstar Drive  
Lacombe, Alberta**

**MLS # A2320932**



**\$465,000**

<b>Division:</b>	Fairway Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,354 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	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>	Open Floorplan		

**Inclusions:** Hot Tub, Shed

Welcome to 45 Northstar Drive in Lacombe, a spacious and well-maintained fully finished 1,354 sq. ft. four-level split on an oversized lot backing onto a park space. The bright front living room features a cozy fireplace and large window that fills the home with natural light. The kitchen showcases beautiful white cabinetry, a centre island with butcher block countertop, upgraded stainless steel appliances, and a kitchen sink window overlooking the backyard and green space. Upstairs, the primary bedroom includes an updated three-piece ensuite with a soaker tub, while two additional bedrooms and a four-piece bathroom complete the level. New luxury laminate flooring has been installed throughout most of the main and upper floors. The lower level offers a spacious family room, laundry room, and access to the attached double garage. The basement includes a large bedroom, three-piece bathroom, and plenty of storage space in the utility room. Outside, enjoy the two-tiered deck with an included hot tub, 10'x20' shed, concrete patio, garden area, and direct access to the park. Conveniently located near schools, parks, shopping, and amenities, this home offers the perfect balance of privacy and convenience. \*Some photos have had furniture virtually staged.