



GRASSROOTS
REALTY GROUP

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4, 7001 52 Street
Lacombe, Alberta

MLS # A2321170



\$479,000

Division:	Lacombe Residential Subdivision		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,200 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Brick/Mortar, ICF Block, Poured Concrete, Wood	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

This well-maintained 1,200 sq. ft. home offers 3 bedrooms and 3 bathrooms, with two bedrooms and two 3-piece bathrooms on the main floor and a spacious third bedroom in the fully developed basement. The main level features a bright kitchen with a peninsula, dining area, living room with a gas fireplace, and a convenient laundry room with built-in cabinetry. The basement includes a large bedroom with double closets, a 4-piece bathroom with a jetted tub and rain shower, a family room, office area, storage room, utility room, and in-floor heating. Additional highlights include R-50 insulation, triple-pane crank windows, and an insulated single-car garage door, providing excellent comfort and energy efficiency.