



GRASSROOTS
REALTY GROUP

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**49 Sheep Close
Lacombe, Alberta**

MLS # A2322763

\$439,900



Division:	Shepherd Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,220 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: NONE

Pride of ownership is evident throughout this thoughtfully designed home perfect for Adult Living, empty nesters, growing family - this house is a must see! Step inside to a spacious front foyer and discover a versatile second bedroom located near the entrance, making it an ideal space for a home office, guest room, or home-based business. The open-concept main living area is bright and inviting, featuring large windows that flood the home with natural light while showcasing the expansive views beyond. The kitchen is both functional and stylish, offering rich dark maple cabinetry, laminate countertops, a timeless subway tile backsplash, and ample workspace for meal preparation and entertaining. The adjoining dining and living areas create the perfect space for everyday living and hosting family and friends. The primary bedroom is generously sized and features dual closets along with a private four-piece ensuite. Main floor laundry adds convenience, while the attached single garage and additional front parking pad provide ample parking options. The basement offers excellent potential and is partially developed with framing in place for two additional bedrooms, one complete with a closet. A functional four-piece bathroom is already finished, and there is plenty of space remaining for a future family room and additional living area—ready for your personal finishing touches. Outside, the oversized fenced pie-shaped lot offers low-maintenance landscaping and abundant outdoor space to enjoy. With no condo fees, quick possession available, and a desirable location backing onto recreational amenities and green space, this property presents an outstanding opportunity for homeowners, downsizers, or investors alike.

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