



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**12 Beardsley Crescent
Lacombe, Alberta**

MLS # A2325724



\$549,900

Division:	Henner's Landing		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,102 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Sloped		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 137
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: Refrigerator, Built in Oven, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Control(s), Flower Pots, Ceiling Fans

This beautifully maintained side-by-side half duplex in the sought-after Henner's Lake Side Villas offers low-maintenance living in a highly desirable location. Featuring 4 bedrooms and 3 bathrooms, the home highlights quality craftsmanship and a functional, well-designed layout. The bright and inviting living space includes custom twin book/curio shelves, while the kitchen is well-equipped with upgraded double ovens, a built-in microwave, an eating bar, and a walk-in pantry—perfect for both everyday living and entertaining. Just off the kitchen, a garden door leads out to the deck, creating an easy transition to outdoor space. An attached single car garage adds everyday convenience. The main floor also offers laundry with added storage. The primary bedroom features a walk-in closet and a 4-piece ensuite with electric in-floor heating, while an additional 4-piece bathroom completes the main level. The fully finished basement includes underfloor heating, a spacious family room, an additional bedroom, and a 3-piece bathroom—ideal for guests or extra living space. Additional highlights include central air conditioning, an air exchange system, and a sun tube skylight that brings natural light into the hallway. Step outside to enjoy the private deck backing directly onto Henner's Pond, enhanced with glass privacy panels on the west side and an awning over the office window for shade and comfort. With a peaceful, country-like setting out back and thoughtful upgrades throughout, this home offers comfort, style, and a beautiful natural backdrop.