



**21 Royal Crescent  
Lacombe, Alberta**

**MLS # A2325792**



**\$534,911**

<b>Division:</b>	Regency Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,301 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt 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>	Ceiling Fan(s), High Ceilings, Kitchen Island		

**Inclusions:** FRIDGE , STOVE , MICROWAVE , RANGE HOOD , DISHWASHER , WASHER , DRYER ,

Welcome to the lovely subdivision of Regency Park . As you enter the subdivision you notice the well manicured yards and neighbours that greet you with a wave and a smile. Then you arrive at 21 Royal Crescent with its secluded private yard. This 1300 sq ft 4 bed 3 bath walk out bi-level built in 1998 has been loved and taken care of by the current owner since 2005. The back yard is very private with a back lane and a BONUS 22x22 garage for the people who like to tinker or want to park away from the street. There are walking paths close by along Elizabeth Lake and within close proximity to Cranna Lake,as well as a plethora of schools in the area, (elementary/Junior High, High Schools, Burman University), also the grocery stores,shopping and restaurants are closer than you think. This sought after neighbourhood is a great place to raise a family and will definitely not disappoint.