



GRASSROOTS
REALTY GROUP

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**18 Terrace Heights Drive
Lacombe, Alberta**

MLS # A2327429



\$269,900

Division:	Terrace Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,071 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Vinyl Siding, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: All blinds and window coverings

This welcoming end unit townhome is in a prime neighbourhood, ideally located just minutes from schools, beautiful parks, walking paths, and everyday conveniences. With NO CONDO FEES, and a functional floor plan throughout; this home provides low-maintenance comfort and excellent value. Walking through the front door into the bright foyer, you're greeted by durable laminate flooring that throughout the main level. The open living and dining area creates a warm and inviting space for relaxing or entertaining. The adjacent kitchen is functional and bright, with ample cabinetry and counter space. Convenient main-floor laundry adds ease to daily routines. Upstairs, you'll discover two well-sized bedrooms filled with natural light. There is also a full 4 pc. bath. The layout maximizes space while maintaining a cozy, homey feel. Outside, the fully fenced backyard provides plenty of room for outdoor dining, gardening, or unwinding on warm evenings. Whether you're a first-time buyer, downsizing, or looking for a great investment property; this affordable, easy-care home in a fantastic community, will deliver comfort, convenience, and value from the moment you walk through the door.