



GRASSROOTS
REALTY GROUP

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12 Opal Close
Lacombe, Alberta

MLS # A2331786



\$389,900

Division:	Hearthstone		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,653 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1c
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This well-maintained 4-level split offers space, flexibility, and a location that's hard to beat — greenspace directly across the street, a walking path on one side for extra space with and a backyard built for privacy. The main floor welcomes you with an open, inviting living area and a large foyer and an updated kitchen. Tasteful updates throughout make this level a natural gathering spot for entertaining. Upstairs, the primary bedroom includes a walk-in closet, joined by two additional generous sized bedrooms and a full 4-piece bathroom. The lower level brings the home to life — a large recreation room with real potential to become the home's centerpiece, a second 4-piece bathroom, and a dedicated laundry room. A walkout leads to a covered patio and an expansive, tree-lined backyard for quiet morning coffees. The basement adds two more bedrooms and a utility room — flexible space with plenty of room to grow into, Shingles replaced in the summer of 2025, this property is ready to go.