



GRASSROOTS
REALTY GROUP

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**39 Terrace Heights Drive
Lacombe, Alberta**

MLS # A2332966



\$409,900

Division:	Terrace Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,207 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1c
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	High Ceilings, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, SHEDS

FULLY DEVELOPED 5 BDRM, 3 BATH BI-LEVEL ~ LARGE LOT WITH A SOUTH FACING BACKYARD ~ LARGE OFF STREET PARKING PAD ~ Covered entry welcomes you and leads to a large foyer ~ Open concept main floor layout complemented by vaulted ceilings offers a feeling of spaciousness ~ The kitchen offers a functional layout with plenty of white cabinets, ample counter space, island with an eating bar, window above the sink and opens to the dining room with sliding glass doors leading to the deck and backyard ~ The spacious primary bedroom can easily accommodate a king bed plus multiple pieces of furniture and offers a 3 piece ensuite ~ 2 additional main floor bedrooms are both a generous size with ample closet space and have a large picture windows ~ 4 piece main bath ~ The fully finished basement with large above grade windows and operational in floor heat offers a massive family room, 4th bedroom, 4 piece bathroom, laundry in it's own room and a storage room ~ The sunny south facing backyard is landscaped with mature trees, has enclosed storage below the deck and is fully fenced with back alley access ~ Large rear parking pad offers plenty of off-street parking ~ Located close to schools, parks, playgrounds and shopping