



GRASSROOTS
REALTY GROUP

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**12 Valley Crescent
Lacombe, Alberta**

MLS # A2333490



\$304,900

Division:	Fairway Heights Extension		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,023 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Baseboard, Forced Air

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: NONE

Looking for an updated duplex with no condo fees? This well-maintained home offers an attached garage, back alley access, and a functional layout with plenty of space for the whole family. The bright main level features durable vinyl plank flooring throughout the living room, kitchen, and dining area, complemented by newer carpet in all three bedrooms. The beautifully updated kitchen showcases modern cabinetry, quartz countertops, and a stylish tile backsplash, creating a fresh and inviting space for everyday living. Double-glazed vinyl windows provide added energy efficiency and comfort. The fully developed basement offers even more living space with two additional bedrooms, a spacious family room, and laundry area. A separate entrance adds flexibility for extended family, guests. Outside, you'll appreciate the fenced backyard with back alley access, making it easy to park extra vehicles, store recreational toys, or simply enjoy the outdoor space. This move-in-ready property combines affordability, updates, and versatility—all with the added bonus of no condo fees.