



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

10 Valley Crescent
Lacombe, Alberta

MLS # A2333495



\$294,900

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, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: NONE

Looking for an affordable duplex with no condo fees? This well-designed home offers an attached garage, back alley access, and a functional floor plan with plenty of living space. The main level features three comfortable bedrooms, making it ideal for families. The fully developed basement includes a family room, laundry area, two additional bedrooms and a separate entrance, providing excellent flexibility for extended family. The fenced backyard offers alley access and additional convenience for parking or storage. Whether you're looking for a place to call home or an investment opportunity, this property is worth a look.