



GRASSROOTS
REALTY GROUP

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14 Eagle Road
Lacombe, Alberta

MLS # A2333713



\$325,000

Division:	Fairway Heights		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,006 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Natural Woodwork, Open Floorplan, Pantry, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1b
Utilities:	-

Inclusions: N/A

Step inside this refreshed 4 bedroom, 2 bathroom half duplex that offers great space. The main level features a large living room and an oversized eat-in kitchen with patio doors leading to a very spacious, fenced, west-facing backyard. Upstairs you'll find two bedrooms and a renovated bathroom. The third level includes a third bedroom, a 3-piece fully renovated bathroom, and access to the attached single garage. The lower level adds a fourth bedroom, rec room, laundry area, and plenty of storage. Located just a short walk from the neighbourhood convenience store, multiple playgrounds and 2 schools.