



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**13 Spruce Drive
Lacombe, Alberta**

MLS # A2335199



\$385,000

Division:	Woodlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,176 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Interior Lot, Low Maintenance Landscape, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions:	NA
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SPACE, LOCATION & A HUGE FENCED BACKYARD! This 5 bedroom, 3 bathroom four-level split is tucked into a popular mature Lacombe neighborhood close to schools, Cranna Lake and walking trails! Built in 1981, the home has seen some great updates, including BRAND NEW TRIPLE-PANE WINDOWS, fresh paint, UPDATED LIGHTING and VINYL PLANK flooring throughout the main level. The bright kitchen offers updated laminate countertops and flows nicely into the main living areas and dedicated dining room. Upstairs, you'll find a spacious and bright primary bedroom with a full ENSUITE, plus a main bathroom with DOUBLE SINKS. The third level features a cozy GAS FIREPLACE, faced with beautiful rock, big windows and a unique set up with 2 additional rooms which offer an extension of the living room. One of these rooms is currently set up as a theatre room, but it could easily be used as a bedroom, playroom or home office. Head down to the fourth level for even more flexible space and lots of storage, with room for another media area, office, gym or hobby space. Outside you'll find a FULLY FENCED established backyard with MATURE TREES, GARDEN PLOT, and plenty of room to enjoy! With 5 bedrooms, 3 bathrooms, multiple living spaces and a location steps to schools, trails and recreation, this is a great option for anyone looking for a home with room to spread out in an established Lacombe neighborhood!