



GRASSROOTS
REALTY GROUP

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28 Woodland Drive
Lacombe, Alberta

MLS # A2338714



\$260,000

Division:	Woodlands		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,010 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Wet Bar		

Inclusions: N/A

Fantastic 5 Bedroom plus den 1/2 Duplex in Lacombe. This home has 5 bedrooms plus a den that can be a 6th bedroom, 2 full bathrooms and a full yard with lots of parking. Perfect for families and walking distance to schools. The upper level is bright with a galley kitchen wrapping into the dining room, then into a living room with a patio that has extra outside storage underneath. Down the main hall there is 3 Bedrooms, a 4 piece bathroom and a main floor laundry room. The basement has the extra 2 bedrooms and den with another 4 piece bathroom and a large family room with wet bar perfect for entertaining.