



GRASSROOTS
REALTY GROUP

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25 Valley Crescent
Lacombe, Alberta

MLS # A2342784



\$340,000

Division:	Fairway Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,068 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum, See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1b
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Jetted Tub		

Inclusions: Flooring material to finish floors, SHED

Welcome to this charming 4-level split in a quiet Lacombe neighbourhood, offering 3 bedrooms, 2 bathrooms, and a spacious layout with room to grow. The home features meaningful updates including a new roof and furnace completed in 2020. New flooring has been started throughout the home, with one bedroom still requiring installation—materials are already on site. The upper bathroom has tile in place and simply needs grout, which is included. Outside, the property truly stands out with its large, private yard—a wonderful space for gardening, relaxing, or enjoying the mature fruit trees and established garden areas. This is a great opportunity for buyers looking for a home with character, outdoor space, and the ability to add finishing touches to make it their own.