



GRASSROOTS
REALTY GROUP

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4212 C + E Trail
Lacombe, Alberta

MLS # A2344492



\$285,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	747 sq.ft.	Age:	1939 (87 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1b
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: none

Solid investment property to add to your real estate portfolio, with a fixed-term lease in place until December 31, 2026. If a rental property is not your goal, this home is also ideal for someone seeking cozy, affordable living. Many recent upgrades have been completed, including the kitchen, countertops, backsplash, bathrooms, paint, flooring, and rooftop solar panels. Family sized Backyard and quiet location make this home work on all levels.