



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**12 Dickens Lane
Lacombe, Alberta**

MLS # A2348863



\$524,999

Division:	English Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,825 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Insulated, RV Access		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1a
Foundation:	Preserved Wood	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Pantry, Wood Windows		

Inclusions: Fridge x2, Stove x2, Range Hood x2, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Central Vac & Attachments, Fireplace Set, Workbench in Garage

EXACTLY WHAT YOU'VE BEEN LOOKING FOR IN ENGLISH ESTATES! This spacious bi-level in English Estates offers six bedrooms, four bathrooms, and over 3468 square feet of developed living space on a .31 acre lot. The main floor features a bright living/dining area with a large bay window and a stone faced wood burning fireplace. The chef's kitchen boasts ample counter and cabinet space, corner pantry and a window over the sink which overlooks the back yard. Down the hall you'll find the primary suite offering abundant closet space and a four piece ensuite. Two more generous sized bedrooms and a full four piece bath complete the main level. The lower level offers an illegal suite perfect for large families. Offering a fully equipped kitchen, dining area, family room, three bedrooms, two piece bathroom and an additional room with a corner soaker tub & shower. The oversized garage provides lots of space for vehicles, tools or a workshop while the concrete driveway accommodates plenty of parking with room for the RV. Step out the garden doors from the main floor dining space onto the expansive deck with under deck storage and overlooks the rear yard. The mature lot is ideal for pets and kids or if you're needing space to build a second dream garage and still have lots of yard space. This property offers more than just a home—it's a lifestyle. This is a well maintained home with potential to update it to today's latest trends. Whether you're relaxing in your private yard, entertaining on the deck or tinkering in the spacious garage this home provides endless possibilities.