



GRASSROOTS
REALTY GROUP

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41 Ebony Street
Lacombe, Alberta

MLS # A2349214

\$424,900

Division:	Elizabeth Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,128 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Level		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: fridge, stove, builtin dishwasher, builtin microwave, central air conditioner, all blinds and window coverings, garage door opener and 1 control, central vacuum and all attachments (as is) seller has never used, shed, gazebo on back deck, all ceiling fans

Thinking of downsizing? Wanting minimal yard work yet still want a small garden? Great neighbors and quiet area! This could be exactly the place that would fit all your needs. This immaculate 1/2 duplex with an open floor plan awaits you. The main floor is spacious, vaulted ceilings, vinyl plank flooring and has a gas fireplace to cozy up to in the winter and a kitchen with a generous amount of countertops and cabinets plus a pantry. You are going to enjoy the East facing back deck that includes a gazebo with easy access to the back lane OR Sit out on the front veranda in the evening to take in those beautiful sunsets. The basement with underfloor heat has lots of room to spread out in the family room and has 2 generous sized bedrooms and a 3 piece bathroom and lots of storage areas for those seasonal decorations etc. This home is located close to the walking trails around Elizabeth Lake and close proximity to the schools, and short distance to shopping and restaurants and within easy commute to Red Deer and the Hwy 2 to Edmonton to get to the airport and other shopping needs that you may have year round.