

# \$347,000 - 7113 52 Street, Lacombe

MLS® #A1042552

## \$347,000

3 Bedroom, 2.00 Bathroom, 1,150 sqft  
Residential on 0 Acres

C.U.C. Area, Lacombe, Alberta

Here is a jewel of a home that everyone has been waiting for when planning their next move in their real estate journey! This Award Winning Certified Built Green home single family detached with many extras would be the perfect place for EMPTY NESTERS to downsize to without having to sacrifice style, class or luxury. This former show home with 3 bedrooms and 2 FULL baths and main floor laundry is a raised bungalow and shows beautifully with an open concept and superb layout leaving you with a cozy and warm feeling to relax and entertain family and friends throughout the year. The kitchen lends itself to cooking and baking an awesome experience with lots of counter space, abundance of cabinets, pantry, breakfast bar to have breakfast or a quick lunch, double siligranite sink, and of course, a stainless steel appliance package. There is a gas fireplace to cozy up to in the living room and also a garden door leading out to the back deck overlooking the green space with strategically planted variety of trees that extends extra privacy when out on the deck for BBQs on those warm summer nights. The basement has underfloor heat which will be a favourite warm and inviting place to spend time for games or movie nights with the kids or grandkids. There is a generous sized area that is ready for a wet bar with the RI plumbing. There are 2 more spacious bedrooms and another 4 piece bath and lots of storage throughout this home. You are going to love the location of this home that



is within close proximity to the walking trails, Burman University fitness centre land gym and an easy commute to the historical downtown City of Lacombe. You won't have to worry about the outside maintenance of mowing the grass or snow removal as its included in the condo fees. What more could you ever ask for??? This is definitely the place to call HOME SWEET HOME!!

Built in 2013

### **Essential Information**

MLS® #	A1042552
Price	\$347,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,150
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	7113 52 Street
Subdivision	C.U.C. Area
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1Y9

### **Amenities**

Amenities	None
Utilities	Natural Gas Connected, Cable Internet Access, Electricity Connected, Sewer Connected, Water Connected
Parking Spaces	1

Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Open Floorplan, Closet Organizers  
Appliances Dishwasher, Refrigerator, Window Coverings, Microwave Hood Fan, Range, Washer/Dryer Stacked  
Heating Natural Gas, Fireplace(s), In Floor  
Has Basement Yes  
Basement Finished, Full  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room

### Exterior

Exterior Features Other  
Lot Description Back Yard, Low Maintenance Landscape, Street Lighting, Landscaped  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 16th, 2020  
Days on Market 44  
Zoning R4

### Listing Details

Listing Office Century 21 Advantage

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