

# \$367,400 - 4703 Beardsley Avenue, Lacombe

MLS® #A1049904

## \$367,400

5 Bedroom, 4.00 Bathroom, 1,805 sqft  
Residential on 0 Acres

Henner's Landing, Lacombe, Alberta

NOW here is an opportunity to consider when looking to increase your real estate portfolio. Have grown children at home needing their own space? Have a mother in law that is wanting to move in with you? This is EXACTLY what you are looking for and would be the perfect fit for your family. You will find a bedroom w/ a cozy private living room & wet bar w/ access to the SE facing back deck & 4 piece bath. Just off the main entry there is a 5 x 7 laundry room w/washer and dryer. Stairs lead up to the upper level where you will LOVE the open concept and VIEW of the walking trails/lake/and gorgeous sunsets. The vaulted ceilings in the living room make this area so spacious yet warm and inviting, kitchen has a raised breakfast bar, abundance of cabinets and ALL appliances. Dining room has a garden door leading out to the wrap around balcony to enjoy those summer nights and have BBQs while enjoying the view to the West. There are 3 generous sized bedrooms, & 2 Full baths to complete the upper living area. The basement has another bedroom with walkin closet, large family room with wet bar & cabinets, 4 piece bath, 9' ceilings, LARGE windows AND infloor heat to make this a very nice space to enjoy no matter the season. You will find this an extremely low maintenance home with tons of tile and hardwood flooring throughout plus HVAC system making this a very allergy friendly home AND as an added bonus you will find the infloor heat not only in the basement but also on the main & upper level of this



home. This could be HOME SWEET HOME for the entire family to reside in without sacrificing privacy or your sanity. Saving money by purchasing this home could be the smartest thing you have done in your real estate journey.

Built in 2008

### **Essential Information**

MLS® #	A1049904
Price	\$367,400
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,805
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	4703 Beardsley Avenue
Subdivision	Henner's Landing
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0C1

### **Amenities**

Parking Spaces	1
Parking	Insulated, Garage Door Opener, Heated Garage, Single Garage Attached, Aggregate
# of Garages	1

### **Interior**

Interior Features	Closet Organizers
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Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, In Floor, Natural Gas
Has Basement	Yes
Basement	Finished, Full

## **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stone, Wood Frame, Composite Siding
Foundation	ICF Block

## **Additional Information**

Date Listed	November 16th, 2020
Days on Market	42
Zoning	R2

## **Listing Details**

Listing Office	Century 21 Advantage
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