

\$734,000 - 4703 And 4705 Beardsley Avenue, Lacombe

MLS® #A1049979

\$734,000

10 Bedroom, 8.00 Bathroom, 3,610 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. Why not BUY this FULL duplex? Keep the tenants and/or Live in one side and then choose who your neighbours will be on the other side. OR Do you 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. In these unprecedented times why not think outside the box and look at this home buying opportunity that awaits you. On both sides -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 in floor 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. This FULL DUPLEX is within easy walking proximity to Burman University and the Elementary & PAA schools.

Built in 2008

Essential Information

MLS® #	A1049979
Price	\$734,000
Bedrooms	10
Bathrooms	8.00
Full Baths	8
Square Footage	3,610
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Duplex
Style	Side by Side
Status	Active

Community Information

Address	4703 And 4705 Beardsley Avenue
Subdivision	Henner's Landing
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0C1

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	November 17th, 2020
Days on Market	42
Zoning	R2

Listing Details

Listing Office	Century 21 Advantage
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