

**41 Willow Crescent
Lacombe, Alberta****MLS # A2218609****\$450,000**

Division:	Woodlands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,369 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Gar		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Natural Woodwork, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

This beautifully maintained 4 level split home, located on a quiet crescent in Lacombe provides plenty of space for whatever your family needs maybe. 5 spacious bedrooms, 3 bathrooms, 3 family rooms, breakfast bar and a separate dining area, separate entrance to backyard from lower level, large fenced yard, 3 minute drive to soccer field, 3 minute walk to the bike paths, close to schools and amenities, this home has it all. Other features worth mentioning; built in cabinets in kitchen, soft close cabinets, deep sink, central vac, high end vinyl plank floors, new furnace in 2023, h2o tank 5 years old, roof 5 years old, ample sunlight from the floor to ceiling windows, and soooo much more.