

## 40 Country Ridge Close Lacombe, Alberta

**MLS # A2223794**


# \$449,900

<b>Division:</b>	Lacombe Residential Subdivision		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge x 2, Stove x 2, Dishwasher, Microwave, All Window Coverings, Garage Door Opener & Control

**SWEET LEGAL SUITE IN LACOMBE!** Located in a quiet key hole close, this bi level home offers 3 bedrooms, 2 bathrooms with legal suite in basement. The main level has an open floor plan with vaulted ceilings and lots of natural light. The large kitchen has lots of counter and cabinet space, pantry, eating bar and overlooks the dining & living room. Two bedrooms and four piece bath complete this space. The lower level offers a newly developed one bedroom, one bathroom legal suite. Adorable L-shaped kitchen adjacent to the dining/living room area offers lots of natural light and room for good sized furniture. Shared laundry area for upper and lower unit. West facing rear yard with a double heated garage. Upper floor currently rented with tenant who would like to stay. Shingles replaced in 2016, new motherboard for furnace 2025, and one hot water tank in 2020. Come check it out before its gone!