

7017 Deer Street  
Lacombe, Alberta

MLS # A2265647



# \$354,900

Division:	College Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,112 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	1.18 Acres		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

**Inclusions:** Fridge, stove, hood vent, dishwasher (in basement kitchen)

Welcome to this beautiful half duplex located in the heart of Lacombe, Alberta. This home offers bright, open-concept living, dining, and kitchen spaces. Complete with 3 bedrooms and 1 bathroom up and the bonus of a fully finished basement with 2 more bedrooms, 1 more bathroom and a second full kitchen. There is an opportunity to own the whole duplex, each on separate titles 7017 and 7019