

8 Petticoat Lane
Lacombe, Alberta

MLS # A2253582



\$559,900

Division:	English Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,300 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: custom blinds

Tucked away in the highly sought-after ENGLISH ESTATES, this beautiful property sits on a sprawling one-third acre lot and offers the perfect blend of comfort, elegance and NATURE! With four bedrooms, and three bathrooms, there's plenty of room for family and guests while the VAULTED ceilings create an OPEN, AIRY feel throughout the main living spaces. This home has been lovingly updated with NEW SHINGLES, SIDING and WINDOWS, giving it a fresh and modern look while ensuring peace of mind for years to come! The walkout basement opens onto a STUNNING, private back yard that feels like your own hidden retreat-surrounded by mature trees, lush greenery and the sounds of nature, it's the ULTIMATE SANCTUARY. Practical touches like RV PARKING make this property even more versatile, while the DESIRABLE LOCATION means you're close to everything, yet still tucked away into a peaceful setting. It's not just a home but a lifestyle waiting to be enjoyed. Other great features include: custom up/down blinds, Hardwood and Tile on main floor, outside faucet, 3-piece ensuite, massive patio, wood burning fireplace in living room, & WALKOUT BASEMENT!!! The 3 bedrooms on the main floor are a generous size and ideal for a family. Kitchen and dining are open, and there is a large FORMAL DINING that overlooks the sunken living room. Basement is FULLY DEVELOPED with a bedroom, 3-piece bath, large family room, storage room, and laundry! There is potential for a fifth bedroom in the basement, with little effort and very cost effective this home can accommodate a growing family. Incredibly loved home inside and out, you can move in with peace of mind.