

7021 Deer Street  
Lacombe, Alberta

MLS # A2265659



## \$359,900

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | College Heights                 |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level |               |                   |
| <b>Size:</b>     | 1,119 sq.ft.                    | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 5                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                      |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard            |               |                   |

|                    |                            |                   |    |
|--------------------|----------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding               | <b>Zoning:</b>    | R4 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan             |                   |    |

**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 all four half duplexes, each on separate titles (7017, 7019, 7021, 7023).