

74 Elana Crescent
Lacombe, Alberta

MLS # A2267661



\$346,911

Division:	Elizabeth Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,311 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry, Vinyl Windows		

Inclusions: fridge, stove, builtin dishwasher, microwave, washer and dryer, all ceiling fans, garage door opener and 1 control, shed, all window coverings

Welcome home to this fully finished 2-storey half duplex perfectly located near the scenic walking trails of Elizabeth Park! IMMEDIATE POSSESSION! Offering a bright and functional layout, this home features 3 full bathrooms and a convenient 2-piece bath on the main for guests and laundry area situated just off the garage access. The main floor boasts an open-concept living and dining area with plenty of natural light and access to a back deck overlooking the fenced backyard — ideal for entertaining or relaxing outdoors. Upstairs and down, you’ll find well-designed living spaces that make this home ideal for families or shared living arrangements. Enjoy the convenience of rear lane access and being just steps from a playground and beautiful green spaces. A great opportunity to own a move-in-ready home in one of Lacombe’s most desirable neighborhoods!