

14 Eagle Road
Lacombe, Alberta

MLS # A2270690



\$225,000

Division:	Fairway Heights		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,052 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

WHO WANTS A WINTER PROJECT?! This 4 bedroom, 2 bathroom half duplex has lots of potential but needs a lot of love. Large living room and large eat-in kitchen. Newer patio doors off the kitchen to a very large, fenced, west facing back yard. The top level offers 2 bedrooms and a full bathroom. Level 3 has a third bedroom, 3 pc bathroom and access to the attached, single garage. The lower level has a fourth bedroom, rec room, laundry area and storage & mechanical rooms. Located a short was from the neighbourhood convenience store and high school.