

4 Blackstone Avenue
Lacombe, Alberta

MLS # A2281344



\$450,000

Division:	Hearthstone		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,232 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: N/a

Welcome to this well-maintained 4-bedroom, 3-bathroom bi-level located in the sought-after Hearthstone subdivision in Lacombe. Thoughtful updates throughout include new kitchen appliances, new lighting in the kitchen, dining room, upstairs hallway and downstairs family room, new vinyl windows and window coverings on the main floor, updated flooring, trim, and paint, a 2-year-old hot water tank, and 30-year shingles installed just 5 years ago, offering comfort and peace of mind. The home features bright, inviting living spaces designed for everyday living and entertaining. Step outside to enjoy a cozy front patio shaded by a mature tree, a rear deck perfect for BBQs and relaxation, along with fruit trees, garden beds, and a storage shed for the avid gardener. A double attached garage completes the package, all conveniently located close to schools, shopping, and playgrounds, making this a move-in-ready home ideal for families and lifestyle-focused buyers.