

# \$599,000 - 4922 Beardsley Avenue, Lacombe

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MLS® #A2237142

**\$599,000**

2 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.05 Acres

Henner's Landing, Lacombe, Alberta



Experience the ideal combination of comfort and convenience in this thoughtfully designed duplex, perfectly situated in the heart of Henner's Landing. This spacious two-bedroom home is tailored for easy, low-maintenance living. The primary bedroom features a private ensuite complete with dual his-and-her sinks, offering both style and functionality. A second bedroom provides the perfect space for guests, a home office, or a hobby room. Enjoy the ease of main floor laundry—no more trips up and down stairs—making daily chores simpler than ever. At the center of the home is a beautifully appointed island kitchen, boasting modern appliances, generous counter space, and plenty of storage—ideal for both entertaining and everyday meals. An attached garage adds extra convenience, offering protection for your vehicle and additional storage space, with direct access to your home. Located just minutes from shopping, dining, parks, and recreational facilities, this duplex offers unmatched accessibility and a relaxed lifestyle. Enjoy the benefits of a welcoming community while maintaining your privacy and personal space.

Built in 2025

## Essential Information

MLS® #                      A2237142

Price                         \$599,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,430                  |
| Acres          | 0.05                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4922 Beardsley Avenue |
| Subdivision | Henner's Landing      |
| City        | Lacombe               |
| County      | Lacombe               |
| Province    | Alberta               |
| Postal Code | T4L 0G4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                           |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Electric                                                                   |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | See Remarks     |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 74             |
| Zoning         | R4             |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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