

# \$239,900 - 16 Brownstone Road, Lacombe

MLS® #A2222420

## \$239,900

2 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.14 Acres

Hearthstone, Lacombe, Alberta

Fully developed 1280 sq ft end-unit townhouse with a rare oversized 30' x 205' lot. The main floor offers a spacious living room, an open kitchen with classic oak cabinetry, and a bright dinette with patio doors leading to a deck and an expansive backyard. A combined main floor laundry and 2-piece bath adds to the home's practicality. Vinyl plank flooring through-out this home with the exception of carpet on the stairs.

Upstairs, you'll find two generously sized bedrooms, including a primary with dual closets and a personal sink. The 4-piece bath is enhanced with a jetted tub for added comfort.

The fully finished basement includes a large family room and a den – ideal for a home office or flex space. All appliances are included.

A front driveway provides off-street parking, while the extra-deep backyard offers ample room for a future garage.

Located close to shopping, Terrace Heights School and Burman University.

Built in 1993

## Essential Information

MLS® #	A2222420
Price	\$239,900
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,280
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	16 Brownstone Road
Subdivision	Hearthstone
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1V6

### Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Off Street

### Interior

Interior Features	Ceiling Fan(s), Jetted Tub
Appliances	Dishwasher, Electric Oven, Electric Stove, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Landscaped, Lawn
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
Days on Market	11
Zoning	R4

## **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.