

\$439,911 - 4705 Beardsley Avenue, Lacombe

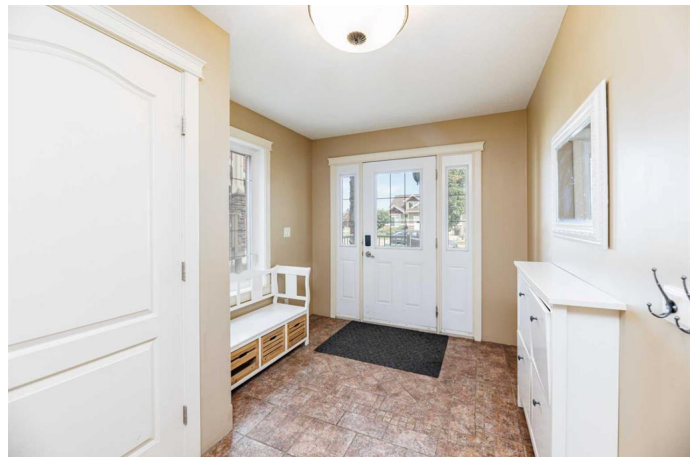
MLS® #A2238336

\$439,911

4 Bedroom, 4.00 Bathroom, 1,820 sqft
Residential on 0.07 Acres

Henner's Landing, Lacombe, Alberta

Welcome to this unique duplex offering unmatched energy efficiency, thoughtful design, and quality craftsmanship throughout. Featuring 4 modern bathrooms, this home is finished with raised panel oak cabinetry, elegant oak railings, and a blend of durable laminate and ceramic tile flooring throughout—each selected for style and performance. There are 3 generous sized bedrooms, a full bath & a 4 piece ensuite, spacious living room, dining area w/ garden door leading to the balcony, chef's kitchen and an open floor plan on the upper level. The main level has another bedroom, 3 piece bath/kitchenette with a wet bar & dining area w/ access to the back deck. The laundry area is conveniently located on the main level as well. The basement has another 4 piece bath/bedroom/kitchenette w/ wet bar and family room area. A spot for everyone to spread out in this spacious duplex. The basement has another 4 piece bath, bedroom, kitchenette with wet bar, living room and dining area or use as a family room. YOUR CHOICE! Constructed with an ICF block and an insulated concrete wall separating each unit, this home ensures superior soundproofing and energy retention. Comfort is paramount with a high-efficiency boiler powering in-floor radiant heating throughout the entire home—including under the basement slab and garage. Every room is equipped with its own thermostat, allowing for personalized climate control. Breathe easy



with the heat recovery ventilation unit that supplies fresh air throughout the home, supporting a healthier indoor environment. The curb appeal is equally impressive with low-maintenance CanExel Hard Plank siding, stone and vinyl shakes in the gables, an exposed aggregate driveway, and long-lasting TREX composite decking with sleek aluminum railings. This home is a rare blend of craftsmanship, efficiency, and modern convenienceâ€”ideal for those who value long-term comfort and quality. Located in a safe, family-oriented area, youâ€™ll enjoy quick access to schools, Burman university (potential to rent out rooms to students), plus the close proximity of the nature trails around Henner's pond for walking, biking, or just enjoying the outdoors and the variety of birds and wildlife. Where peace and serenity abounds. Definitely an mls listing that stands out on the marketplace.

Built in 2009

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2238336 |
| Price | \$439,911 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 1,820 |
| Acres | 0.07 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 4705 Beardsley Avenue |
| Subdivision | Henner's Landing |
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 0C1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan |
| Appliances | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating | Boiler, In Floor |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Lot Description | Landscaped, Lawn |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 1 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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