

# \$359,000 - 45 Hangingstone Drive, Lacombe

MLS® #A2227737

**\$359,000**

0 Bedroom, 0.00 Bathroom, 1,045 sqft

Multi-Family on 0.07 Acres

Hearthstone, Lacombe, Alberta

**INVESTMENT OPPORTUNITY!** This is a **FULL DUPLEX** for sale. Both units are on one title. It's a front/back duplex, with one unit on the front and one in the back, identical in floor plan. Each unit has a main living area upstairs with living room/dining area/kitchen/utility room. The living rooms have gas fireplaces. The lower levels of each unit house three bedrooms and a full bathroom, making it desirable for rent. The front unit is rented with longer term tenants who would like to stay. The back is owner occupied. It's the perfect opportunity to live in the back and rent the front or rent both units. There's minimal yard for maintenance. The back unit has been recently renovated with new paint and flooring. There's off-street parking in the back and it's conveniently located near Terrace Ridge School, Burman University, and the Highway 2A amenities.

Built in 1988

## Essential Information

MLS® #	A2227737
Price	\$359,000
Bathrooms	0.00
Square Footage	1,045
Acres	0.07
Year Built	1988
Type	Multi-Family
Sub-Type	Duplex



Style	Back Split
Status	Active

### Community Information

Address	45 Hangingstone Drive
Subdivision	Hearthstone
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1P9

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Foundation	Wood
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### Additional Information

Date Listed	June 4th, 2025
Days on Market	59
Zoning	R2

### Listing Details

Listing Office	Royal LePage Lifestyles Realty
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