



GRASSROOTS
REALTY GROUP

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5489 51 Avenue
Lacombe, Alberta

MLS # A2300381



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	903 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Front Yard, Many Trees, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

*** For more information, please click Brochure button. *** This bright and beautifully updated home is ready for you to move in! Located on a large corner lot on one of Lacombe's most charming streets, you'll love the peaceful feel of the massive mature trees and the convenience of being just steps from a nearby park. Zoned R4 for future development opportunities! Inside, the home has been freshly renovated with a brand-new kitchen featuring modern finishes and plenty of storage, plus new flooring throughout that gives the whole space a clean, welcoming feel. The home offers three comfortable bedrooms, two bathrooms, and a dedicated laundry room, making it practical and move-in ready for everyday life. With a crawl space below for easy access to mechanical. Outside, the spacious yard offers endless possibilities—gardening, kids' play space, future garage, or just relaxing under the shade of those gorgeous trees. Highlights: 3 bedrooms, 2 bathrooms, Dedicated laundry room, Newly renovated interior, Brand-new kitchen, New floors throughout, Large corner lot, Beautiful mature trees, Quiet, desirable street, Close to park and amenities. If you're looking for a move-in ready home with character, space, and a fantastic location, this is it.