



**5432 46 Avenue  
Lacombe, Alberta**

**MLS # A2301661**



**\$369,900**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Single Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Soaking Tub, Sump Pump(s)		

**Inclusions:** dehumidifier in basement

Visit REALTOR® website for additional information. Imagine starting your day with unobstructed views&hellip; no neighbours in front, just open space and sky. This classic bungalow with a single detached garage sits on a large lot in on the edge of Lacombe with huge south facing views & combines a classic bungalow floor plan with a beautiful location. With a front deck perfectly positioned to take in the field views, it&rsquo;s the perfect spot for morning coffee or evening unwinding. The bungalow design offers practical, easy living with flexibility for families, downsizers, or investment. Inside, the home has been well cared for with updates to flooring, paint, and bathrooms that create a clean, comfortable feel throughout. The main floor offers 2 bedrooms and a full bath, while the fully finished basement adds 2 more bedrooms, another full bath , a spacious rec room with a cozy pellet fireplace, and a dedicated laundry area. Outside is where this property really stands out. The oversized lot provides exceptional space along with ample parking options, including a front driveway, rear parking pad, and the detached garage&mdash;ideal for multiple vehicles, RVs, or extra storage. The private backyard also features a landscaped setting and patio area to enjoy. Key updates include shingles and furnace (approx. 10 years), a new hot water tank, new eavestroughs and soffits, and washer & dryer (approx. 3 years old). Located close to everything, including the hospital and key amenities, this is a solid, versatile property offering space, convenience, and long-term value.