



**5616 55 Avenue  
Lacombe, Alberta**

**MLS # A2306980**



**\$485,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Wet Bar		

**Inclusions:** Built-in Dishwasher, Fridge, Stove - Gas top, Electric Oven, Built-in Microwave, Washer/Dryer Combination, Shed(s), Murphy Bed, Window Coverings

Hidden gem on a large lot. Your new home has had many upgrades. Walking in you will be greeted with an open concept of the bright living room that flows into the gorgeous kitchen. The kitchen was renovated in 2022 and has Lectus cabinets and granite counter tops. All new electrical, and all appliances. The stove is gas on top and the oven is electric combo. The built-in microwave has been vented outside. The new cabinets have been carried on into the open living room for more storage and entertainment center. All window coverings are Hunter Douglas blinds. Down the hall you will find a 4pc bathroom with a nice deep tub for soaking. 3 bedrooms will round off the top level. The basement is fully finished with spacious family room, large bedroom, 3 pc bathroom and an office area that can easily be turned into a 4th bedroom. Other upgrades are new outlets through out the house, air conditioner and furnace in 2022, New HWT 2022, and new roof 2014. To keep your vehicles warm is the double heated detached garage with cupboard storage, new 30 amp sub panel, and rewiring, furnace heater were installed in 2014, along with new garage door and opener. Large RV parking with 30 amp plug in and still plenty of room for your vehicle parking both on the front drive or in the back from the alley. The yard is massive, great for summer night fires and kids to have plenty of room to play.