



GRASSROOTS
REALTY GROUP

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5602 51 Avenue
Lacombe, Alberta

MLS # A2313569



\$239,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	587 sq.ft.	Age:	1951 (75 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All blinds and window coverings

This home just received a significant price drop, delivering exceptional value right now! Summer is the perfect time to make a move, and this charming upgraded bungalow offers an excellent opportunity for first-time buyers or investors alike. Conveniently located within walking distance to shopping, restaurants, parks, and everyday amenities, this inviting property combines comfort, value, and location. Step inside to a bright and cheerful kitchen filled with natural light, creating a warm and welcoming atmosphere for morning coffee or casual meals. The adjoining living room offers a cozy space to unwind. The main floor also features a comfortable primary bedroom and a full bathroom with beautifully updated tile work in the shower completed in 2025. Downstairs, the lower level provides additional potential living space with a newly drywalled family room completed in 2024, ideal for a recreation area, home office, or guest space. Numerous upgrades over the past five years include windows, flooring, paint, lighting, and deck railing, adding both style and peace of mind. Enjoy the sunny season from the front deck or spend evenings in the spacious backyard surrounded by mature trees and shrubs for added privacy. The yard also features a new fence completed in 2024, two storage sheds, and plenty of room to build a future garage if desired. This property is move-in ready and a wonderful place to enjoy the seasons ahead.