



**4726 47 Avenue
Lacombe, Alberta**

MLS # A2313949



\$369,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Flag Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

55' x 115' mature residential lot in downtown Lacombe, located in a well-established neighbourhood close to the hospital, extended care facilities, and downtown shopping. Large green space and playground across the street. This southwest-facing family home is filled with an abundance of natural light. Warm, rich tones and meticulous 3/4-inch hardwood flooring throughout the living room, dining room, and hallway create an inviting atmosphere. The bright, open-concept kitchen/dining area is designed for family living with a functional peninsula island. A spacious main-floor bathroom offers a large vanity with plenty of storage, while three main-floor bedrooms make this an ideal family home. The developed basement includes a huge family room, an additional bedroom, and a convenient 3-piece bathroom. A large utility room and two separate storage rooms provide extensive storage space. This well-maintained home also features new shingles in 2018, stucco in excellent condition, and upgraded vinyl siding. The front yard is beautifully landscaped with a pink-blooming ornamental crab tree and a privacy hedge that extends along the expansive backyard, which also includes another mature tree. An oversized double garage, built in 2018, features two 8-foot doors, two opening windows, and a dividing wall with ample space for a workshop and storage. The rear of the property also offers tons of additional parking potential.