



**5709 49 Avenue
Lacombe, Alberta**

MLS # A2316152



\$369,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	915 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Insulated, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Land		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Other	Utilities:	-
Features:	Laminate Counters		

Inclusions: shed, range hood, refrigerator, stove in basement

The wait is over! Welcome to this charming and well-maintained bungalow situated on one of Lacombe's most picturesque streets. Whether you're a first-time home buyer, downsizing, or looking for an investment property, this home checks all the boxes. The main floor offers two spacious bedrooms and a beautifully updated 4-piece bathroom featuring a new vanity, tiled shower surround, updated lighting, and a retro green tub that preserves the home's original character and charm. You'll appreciate the original hardwood flooring in the bright and inviting living room, while the kitchen and bathroom feature practical tile flooring, and the bedrooms offer the comfort of carpet underfoot. The kitchen is filled with natural light and showcases dark green cabinetry, laminate countertops, a classic brick backsplash, built-in bench seating, and charming brick accents that add warmth and personality. The spacious living room is separate from the kitchen and dining area, creating comfortable and functional living spaces. A generous front entry features a custom built-in bench, coat hooks, and shoe storage, providing practical space for both the main floor and basement occupants. The fully developed basement offers excellent flexibility with a separate kitchen, pantry, living room, one bedroom, and a 4-piece bathroom—ideal for extended family or guests. Notable updates include main floor windows replaced in recent years and shingles approximately nine years old. Outside, you'll appreciate the single detached garage, concrete driveway, additional rear parking pad, back alley access, fenced yard, and low-maintenance landscaping. Beautiful rock in the flower gardens enhance the home's curb appeal, creating a welcoming first impression. From the moment you arrive, you'll appreciate the charm and pride of ownership this property offers. A wonderful opportunity

in a mature, sought-after neighborhood close to schools, parks, shopping, and all of Lacombe's amenities.