



**50 Livingston Close
Lacombe, Alberta**

MLS # A2316884



\$480,000

Division:	Lincoln Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,222 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Pantry, Recessed Lighting, Vinyl Windows		

Inclusions: Central Vacuum/Attachments, Shed, Canopy (as-is), Privacy panels on deck

Well-maintained home in Lacombe's Lincoln Park subdivision, located on a quiet close with alley access. Features include an attached HEATED GARAGE, NEW VINYL FENCE (2025) with 14' opening, perfect for extra parking or yard access. A bright, airy main floor with UPDATED LIGHTING, FRESHLY PAINTED WALLS AND CEILING (2025), and NEW STOVE (2024). Three bedrooms on the main, including a primary with 4-piece ensuite. Lower level offers NEW CARPET (2025), large rec room, big windows, two bedrooms, full bath with dual sinks, and laundry. Comfort is top of mind with in-floor heat, a NEW FURNACE, two new HOT WATER TANKS, and CENTRAL A/C—all installed in 2024. Enjoy the large yard with freshly stained deck, NEW SHED, and updated landscaping. Move-in ready with modern upgrades throughout!