



**4809 59 Street
Lacombe, Alberta**

MLS # A2318115



\$609,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,384 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Boiler	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: pool table, blinds

Welcome to this truly one-of-a-kind property overlooking the beautiful green space of Michener Park, where mature landscaping and a peaceful setting create the feeling of country living right in the heart of the city. From the moment you arrive, the exceptional pride of ownership is evident both inside and out. Step into the grand foyer and discover this spacious five-level split designed to accommodate the needs of a growing family while offering multiple living and entertaining spaces. The bright and inviting living room features updated vinyl plank flooring and a large picture window that perfectly frames the picturesque park views to the west. The dining area offers a dedicated space for family gatherings and is conveniently located adjacent to the kitchen, which boasts an abundance of cabinetry and generous counter space. Just a few steps away, the cozy family room is highlighted by a gas stove and garden doors leading to the beautifully landscaped backyard. Mature trees, established garden beds, and an east-facing deck create the perfect outdoor retreat for enjoying your morning coffee or relaxing evenings. The upper level is home to three spacious bedrooms, including the oversized primary suite featuring ample closet space, a private balcony overlooking the backyard, and a 3-piece ensuite. An upper-level laundry area and an additional 4-piece bathroom add everyday convenience. The lower level offers even more flexibility with two additional bedrooms, a 3-piece bathroom, a bonus room, and a dedicated hot tub room (hot tub currently not operational). The basement remains undeveloped, providing excellent storage and future development potential, while currently housing the utility room, cold room, and a pool table ready for the next billiards enthusiast. Car lovers, hobbyists, and crafters will appreciate the heated triple attached garage, with one bay

thoughtfully converted into a dedicated craft or hobby room. An attached storage shed provides ample space for gardening tools and outdoor equipment. Offering impressive square footage, multiple living areas, a heated triple garage, stunning mature landscaping, and an unbeatable location backing onto Michener Park, this exceptional property presents a rare opportunity to enjoy space, privacy, and comfort in one remarkable package! Note Garage spaces measure 21'2" x 22'10" and the single bay is 19'5" x 16'11".