



GRASSROOTS
REALTY GROUP

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**5131 52 Street
Lacombe, Alberta**

MLS # A2320009



\$439,900

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,026 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome HOME to this stunning BUNGALOW, thoughtfully designed with COMFORT, QUALITY, AND CONVENIENCE in mind! Featuring two spacious bedrooms, and two full bathrooms, this beautifully crafted residence offers EXCEPTIONAL MAIN FLOOR LIVING. The PRIVATE ensuite boasts a walk-in CUSTOM TILED SHOWER, making it the ideal choice for those seeking a SENIOR-FRIENDLY home without compromising on style. Step inside and be welcomed by the BRIGHT, OPEN CONCEPT LAYOUT, enhanced by LUXURY VINYL PLANK flooring and timeless finishes throughout. The gorgeous WHITE KITCHEN serves as the heart of the home, showcasing ELEGANT QUARTZ COUNTERTOPS, ample cabinetry and a design that is both functional and sophisticated. Every detail has been carefully considered to create a spacious, inviting atmosphere. From the charming built in BENCH SEATING at the front entrance to the covered front veranda, and MAINFLOOR LAUNDRY this home exudes warmth and CURB APPEAL. Outside, you'll appreciate the low maintenance exterior, allowing you more time to enjoy the things that matter most! The undeveloped basement presents endless possibilities for future expansion, already equipped with rough-ins for in floor heating, a future bathroom, family room and it offers potential for a third bedroom. Built for lasting durability and efficiency. QUALITY CRAFTSMANSHIP is evident throughout, as WOLOWSKI DEVELOPMENTS take PRIDE in delivering superior finishes and EXCEPTIONAL VALUE. Additional highlights include a HIGH EFFICIENCY FURNACE and a COMMERCIAL GRADE HOT WATER TANK, ensuring comfort and RELIABILITY for years to come. Ideally located within walking distance to the HEART OF LACOMBE, you'll enjoy easy access to walking trails, schools, churches

shopping and a major bus route. With a ONE YEAR BUILDER WARRANTY and a 10 YEAR NEW HOME WARRANTY, you can move in with complete confidence. Competitively priced and offering OUTSTANDING VALUE, this TIMELESS & WELCOMING HOME is ready for its NEW OWNER.