



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4, 5537 51 Avenue
Lacombe, Alberta

MLS # A2320707



\$372,000

Division:	Downtown Lacombe		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	736 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 155
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s)		

Inclusions: none

BRAND NEW, Built by Creek and Timber Designs- This is luxury living at an affordable price point. These individually titled 4-plex units have so much to offer Inside you will find a modern designed home with quality finishings and a functional, well planned layout and over 1450 sq ft of finished living space. You will love the clean and elegant look of white cabinets and backsplash, with black hardware and wood design accents. The main floor features a living room with a built in electric fireplace, modern and classy kitchen, including white cabinets, quartz counters and island. The master bedroom is spacious and features a beautifully designed, walk-through ensuite, that leads to the walk in closet. The main floor is complete with a 2 piece bathroom as well as main floor laundry. Downstairs you will find a fully finished basement with two more bedrooms, a rec space, full bathroom and utility/storage. Exterior low maintenance landscaping and shrubs for the property ensure convenience while having a beautiful yard space. Exterior will be finished with a sidewalk and concrete driveway for 2 vehicles. These are Condo units which guarantees that the property value will never be depreciated due to another owner not keeping up with exterior maintenance, like siding or shingles in the future. Condo fees are low at \$155.00/month which covers insurance and reserve study fund. If you are looking for an affordable brand new home that you can simply move in and enjoy, this may be just what you have been waiting for.