



GRASSROOTS

REALTY GROUP

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**5406 50 Avenue
Lacombe, Alberta**

MLS # A2321417



\$575,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,534 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking, RV Gated, Triple Garage Detached		
Lot Size:	0.41 Acre		
Lot Feat:	Back Lane, Back Yard, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Gas Dryer, All Window Coverings, All TVs and Mounts, Complete SoundSystem in Upper Turret Section, Garage Door Openers x3, Raised Garden Beds, Large Front Yard and Garage Planters, Firepit, 1000L Water Tank, Water Barrels, Garden Bench

Welcome to this beautifully restored century home located in the heart of Lacombe. This exceptional property seamlessly preserves the historic character of a turn-of-the-century build while introducing premium modern upgrades. Inside, the classic craftsmanship is on full display with bold crown molding and sophisticated wainscotting. The warm, functional kitchen features a modern downdraft gas stove, abundant storage, and extensive counter space for meal preparation. The main level transitions into an architectural focal point: the property's unique "turret" section. The lower portion of this feature houses a cozy den and sitting area complete with comfortable in-floor heat and a built-in wet bar. Above the den sits a spectacular loft area, uniquely designed with glass flooring blocks that allow light to pass through, creating an incredible ambiance for a media or recreation room. The entire original second story has been completely transformed into a massive, private primary retreat. This expansive layout features a dedicated living area, an integrated dressing table, a reading/workout area, and a full four-piece bathroom. Storage is plentiful with two separate walk-in closets, clever built-in "cubbies," and a highly practical laundry chute connecting directly to the lower level. Situated on an impressive 0.4-acre lot, the outdoor and workshop amenities are unmatched for a town property. Accessible via the back alley, the massive 25x40 foot, three-bay garage features in-floor heating, a dry sump, a direct water feed from the house, and an upper mezzanine level for storage or projects. One of the bays is a convenient pass-through design, and the structure includes a dedicated "cellar" space equipped with its own sub-panel that previously accommodated a dust extraction system. The expansive yard easily accommodates multiple vehicles, offering two dedicated RV or trailer

parking spots on either side of the shop in addition to the regular parking outside the garage doors. This is a rare, highly practical property that must be seen to be fully appreciated.