



**5238 52 Street  
Lacombe, Alberta**

**MLS # A2321760**



**\$449,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	1949 (77 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, counter top stove, microwave, dishwasher, washer, dryer, all blinds and window coverings, 2 garage door openers and 4 controls, wall oven

If you are looking for a turn key property that is beautifully maintained, with an extensively renovated home, AND situated on a huge .23-acre lot; this property is the one that will check off all the boxes on the "must haves"! The modern style and everyday comfort will catch your eye from the moment you step inside. You'll appreciate the warm and inviting ambiance of this extensively renovated contemporary home, enhanced by an abundance of natural light from the replaced windows, and a thoughtfully designed layout. The kitchen is both functional and welcoming, featuring ample cabinetry, and generous counter space. The appliances were replaced in 2022. The open living and dining areas create an ideal setting for entertaining, with large windows that fill the space with natural light and durable vinyl plank floors. The primary bedroom offers a comfortable retreat with plenty of space to personalize and make your own, while a conveniently located 4-piece bathroom completes the main level. Upstairs, you'll find two additional bedrooms. The lower level expands your living options with a large family room with wood stove that is perfect for movie nights, hobbies, or entertaining. A versatile flex room offers endless possibilities, while an additional bedroom and 3-piece bathroom provide added convenience. The basement also features a dedicated laundry area. The plumbing lines were replaced with PEX in 2023. Furnace, hot water tank have been replaced within the past 9 years. Step outside to enjoy the amazing landscaped and fenced backyard, complete with a large deck that's perfect for summer barbecues, outdoor gatherings, or simply relaxing. The generous yard provides plenty of room for children, RV Parking, and plenty of extra parking, while several mature trees add charm and character to the outdoor space. There have

been many exterior improvements including new siding, decorative stone accents, front and back decks, a newer garage, updated sidewalks, and raised garden beds. This is a wonderful opportunity to own a home located in an ideal location close to recreational amenities, Cranna Lake, schools, and shopping! This property is a pleasure to show and move in ready.