



**5632 48 Avenue  
Lacombe, Alberta**

**MLS # A2322204**



**\$375,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,130 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Fridge X 2, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Shed, Garage Door Opener & 1 Control, Play Structure, Dog House, Tv Mounts X 5, Attached Shelving in Bedrooms & Bathrooms, Attached Garage Shelving, Telus Security Equipment

MODERN AND BRIGHT! Now offering this updated 3 bedroom, 2 bathroom split level on an oversized downtown lot. You'll love the quiet tree lined street, the close proximity to schools and stores, and the neighbourhood! This home has been tastefully updated, with modern finishes and new windows. The main floor features an open plan living room, dining room, and kitchen area with peninsula overlooking the living room. It's the perfect space for dinner parties and entertaining. The kitchen is modern and bright. The upper level houses three large bedrooms and a full bathroom, perfect for young families. The lower level offers very functional space, with a second kitchen area with extra cabinet space, extra fridge, and storage. There's a spacious family room with extra space to use for a den/office. There's extensive storage space under the second level. The attached garage is an oversized single. There's extra parking on the large back parking pad, complete with rolling gate. This is a nice, big yard with deck space, play structure (included) and is fully fenced for those family pets. This is a lovely, move-in ready home.