



**5028 58 Street
Lacombe, Alberta**

MLS # A2324120



\$389,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Native Plants		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: garage remote x 1, sheds x 2, stand up freezer, porch swing, window coverings

This lovingly cared-for bungalow is ready to welcome its next family. Every room reflects years of thoughtful maintenance, creating a home that feels warm, inviting, and move-in ready. You'll appreciate how lovingly this home has been cared for over the years. The thoughtful floor plan offers three bedrooms on the main level, including a spacious primary bedroom complete with a convenient two-piece ensuite. Two additional bedrooms and an updated four-piece bathroom make this layout ideal for families or anyone looking for comfortable main-floor living. The bright and welcoming living room provides plenty of space to gather with family and friends, while the updated kitchen features timeless oak cabinetry, newer countertops, updated flooring, abundant storage, and a pantry to keep everything organized. Newer windows throughout the main floor, including a triple-pane picture window, bring in an abundance of natural light while improving comfort and efficiency. Downstairs, you'll find even more room to spread out with a large family room, fourth bedroom, three-piece bathroom, and generous storage space—perfect for hobbies, guests, or a growing family. Step outside and enjoy the beautifully landscaped backyard, complete with a spacious garden, beautiful mature perennials, 2 large garden sheds, back alley access, and a unique single garage featuring overhead doors at both ends, allowing for convenient drive-through access from the street to the alley. You'll also appreciate the many important updates already completed, including a newer furnace, hot water tank (2018), replaced sewer line, and the added peace of mind of a backflow preventer valve. This is one of those homes where the care and attention are evident in every room. Move in, make it your own, and start creating memories for years to come.