



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**46 Livingston Close
Lacombe, Alberta**

MLS # A2324236



\$485,000

Division:	Lincoln Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,372 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Low Maintenance		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Blinds

Welcome to this beautifully UPDATED 5 BEDROOM, 3 BATHROOM bi-level tucked away in a quiet FAMILY CLOSE just STEPS FROM THE PARK in one of Lacombe's most sought-after neighborhoods. Enjoy being within walking distance to the JUNIOR HIGH, HIGH SCHOOL, CRANNA LAKE, and the city's extensive walking trail system. The heart of the home is the PROFESSIONALLY RENOVATED KITCHEN featuring SOFT-CLOSE CABINETS, a large ISLAND, TWO PANTRIES, and an impressive dining area that's perfect for family dinners or entertaining guests. VAULTED CEILINGS and large windows fill the main living space with natural light, creating a bright and welcoming atmosphere. The spacious primary bedroom offers a WALK-IN CLOSET, PLUS a SECOND CLOSET, along with a beautifully RENOVATED ENSUITE complete with a CUSTOM TILE SHOWER. Two additional bedrooms and a fully RENOVATED MAIN BATHROOM with a FULL TILE SURROUND complete the main level. Downstairs you'll find an expansive family room centered around a cozy GAS FIREPLACE, oversized windows, and plenty of flexible space for a games area, home gym, kids' playroom, or even the potential to create a SIXTH BEDROOM. Two additional bedrooms, a renovated bathroom, and generous storage complete the lower level. Additional updates throughout the home include vinyl plank flooring, paint, door hardware, lighting, AIR CONDITIONING (2025), and FULLY FUNCTIONING IN FLOOR HEATING downstairs (2023). Step outside to enjoy the FULLY FENCED BACKYARD featuring a large deck with natural gas bbq hook up, under deck storage, fire pit area, and newer VINYL FENCING along the west side. This move-in-ready family home combines thoughtful renovations, generous living space, and an exceptional location that's hard to beat!