



GRASSROOTS
REALTY GROUP

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5259 51 Street
Lacombe, Alberta

MLS # A2325022



\$245,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	924 sq.ft.	Age:	1941 (85 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: none

Nestled on a spacious double lot in the heart of downtown Lacombe, this charming bungalow offers a unique opportunity for homeowners, investors, or developers. This well-maintained home is ideally situated across from a school and within walking distance of playgrounds, stores, and restaurants. The main floor features a bright living room filled with natural light, two bedrooms, and a 4-piece bathroom. Additionally, the property includes a partially finished basement and is zoned R4.