



5721 55 Avenue  
Lacombe, Alberta

MLS # A2325454



**\$450,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Driveway, Front Drive, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn, L		

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

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & 1 Control, Attached Shelving In Garage, Shed

BEAUTIFULLY UPDATED, BRIGHT, AND MODERN! This family-friendly downtown home is move-in ready. The sellers have done all the work. The main floor has a very functional layout with an open plan living room/kitchen/dining room. The kitchen is very bright, with white cabinetry and a large window. The living room features lovely hardwood flooring. There are two large bedrooms on the main, including the owner's suite, with double closets and an ensuite bathroom. The main floor bathroom is a full four piece bath. The main floor mud room leads out to the back deck/ pergola area. The mud room is so functional for all of your family's storage needs. It also houses the main floor laundry. The owners just finished the basement renovation - complete with three bedrooms, new windows, lighting, flooring, doors, drywall, paint, and trim! There's a full bathroom downstairs, along with a spacious family room. You'll love how bright it is with new pot lights. The yard measures in at a massive 62 X 160. It has a long driveway leading to the 24 X 16 ft garage. The yard is fully fenced and has RV Parking, and a covered Carport for all of your toys. It's close to the schools, parks, and downtown amenities! Quick Possession is available.