



GRASSROOTS
REALTY GROUP

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5242 51 Street
Lacombe, Alberta

MLS # A2326815



\$424,900

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,930 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome home to this stunning, BRAND NEW Three-bedroom duplex, thoughtfully designed with MODERN LIVING and BACKED by peace of mind 10 YEAR NEW HOME WARRANTY! Located in one of the areas most desirable neighborhoods, this ONE-OF-A-KIND FLOOR PLAN offers EXCEPTIONAL STYLE, SPACE and VALUE. The main floor features two spacious bedrooms a beautifully appointed full bathroom, walk in closet, luxury vinyl, plank flooring throughout the main living areas, and COZY CARPET in the bedrooms for added comfort. From the main floor you can extend your living space by entertaining on the spacious back deck and gorgeous private WEST FACING BACK YARD! Upstairs, you'll fall in love with the BRIGHT, OPEN CONCEPT LIVING SPACE. The gorgeous custom cabinetry, sleek QUARTZ COUNTERTOPS, SOARING VAULTED CEILINGS, and inviting CORNER FIREPLACE create a warm yet ELEGANT ATMOSPHERE. Step out onto the east facing BALCONY- the perfect place to enjoy your morning coffee while soaking up the sunrise. This UNIQUE LAYOUT TRULY STANDS APART FROM ANYTHING ELSE ON THE MARKET. Every detail has been carefully crafted, making this home completely move in ready. The unfinished basement is a blank canvas, already roughed in for future bathroom, and offering plenty of space to add another bedroom, a spacious family room or whatever suits your lifestyle. With UNBEATABLE QUALITY, an EXCEPTIONAL LOCATION, and ENDLESS POTENTIAL TO GROW, this remarkable duplex is a RARE OPPORTUNITY you wont want to miss. BUNDLED WITH LOCATION, PRICE, AND QUALITY THIS HOME IS ABSOLUTELY PERFECT.