



**5709 56 Avenue
Lacombe, Alberta**

MLS # A2327222



\$450,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Fridge X 2, Stove, Microwave, Dishwasher, Chest Freezer, Washer, Dryer, All Window Coverings, Central Vacuum & Attachments, Water Softener, Garburator, Garage Door Opener & 1 Control, Kitchen Island, Greenhouse, Shed.

A GARDENER'S AND WOODWORKER'S DELIGHT! If you love outdoor space, this one is for you! Now offering this fully finished 5 bedroom, 2.5 bathroom bungalow on a massive 62 X 162 ft lot in the heart of Lacombe. This property has extensive outdoor space, with long driveway leading up to the 24 X 36 foot garage/workshop, covered patio area, and large garden area. There is an included greenhouse and shed to start your seedlings and nurture your plants. The garden space offers plenty of room to plant. The house is bright and warm, with newer vinyl windows, and hardwood floors throughout the main level. The kitchen and dining area are spacious, with room to host the entire family for Sunday dinners. There are three bedrooms on the main, a full bathroom, and two piece ensuite. Currently, one bedroom is covered for a main floor laundry, but it could be moved downstairs if needed. The basement is finished with two large bedrooms, full bathroom and a large family room, complete with a wood stove for winter nights. Enjoy entertaining or relaxing on the covered back patio. The garage is a perfect place to work on your projects, plus house your vehicles. It's heated by a full furnace and has 220 wiring. You'll love the perennials and shrubs/trees, including - hazelnut, apple, pear, crabapple, strawberries, blueberries, haskap berries, sour cherries, goji berries, raspberries, edible mt. ash, rhubarb, plum, and grape vines. This home is close to downtown amenities, the high school, football field, and rec centre.