



GRASSROOTS
REALTY GROUP

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4715 55 Avenue
Lacombe, Alberta

MLS # A2328012



\$355,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: All of the furniture in the home is negotiable.

Welcome to this well maintained bungalow in the heart of Lacombe. Offering a functional layout and plenty of space both inside and out! The main floor features a bright living room, a functional kitchen with oak cabinetry, two bedrooms (with one currently being used as a convenient main floor laundry room that could easily be converted into a bedroom), and a 4-piece bathroom with dual access from both the hallway and the primary bedroom. The fully developed basement offers a spacious family room, a third bedroom, a 3-piece bathroom, and additional storage space. Step outside to enjoy the expansive, beautifully maintained backyard complete with a deck, storage shed, and a single car garage with back alley access. Located close to parks, schools, and everyday amenities, this home is a wonderful opportunity for first-time buyers, investors, downsizers, or anyone looking for a comfortable place to call home.