



GRASSROOTS
REALTY GROUP

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**5140 51 Street
Lacombe, Alberta**

MLS # A2328580



\$349,777

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,635 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: shed

Live Your Dream in Lovely Lacombe! Welcome home to this absolute showstopper in Lacombe, where luxury living meets affordability—all with zero condo fees. From the moment you step into the grand, spacious foyer, this impeccably maintained 2015-custom built half-duplex commands attention, boasting over 1600 square feet of beautifully designed above-grade living space that feels exceptionally bright, open, and sophisticated. The main floor is a masterclass in elegant design, anchored by gleaming hardwood and durable tile floors that flow seamlessly through the heart of the home. The massive chef's kitchen is a true centerpiece, featuring an abundance of rich cabinetry, premium finishes, and a sleek, built-in integrated dishwasher. This culinary space overlooks a gorgeous living room, where a stunning feature wall and cozy gas fireplace create a warm, inviting ambiance. You also have the bonus of a convenient main floor two piece bathroom. Stepping through the patio doors, the indoor-outdoor flow comes alive on a spacious, freshly painted deck that leads down to your private backyard oasis, complete with upgraded mulch landscaping, perennial gardens, flourishing raspberry bushes, and a large storage shed. Ascending to the upper level, the luxury continues with two massive bedrooms, including a spectacular primary retreat with its own full four-piece ensuite, alongside a separate, pristine four-piece bath for ultimate convenience. The lower level is a massive positive and a true game-changer, featuring its own separate entrance and a fresh coat of paint. This fully finished space operates as a premium retreat or an flex space complete with a mini kitchenette, a cozy family room, two large bedrooms, a full four-piece bath, and the ultimate comfort of roughed-in in-floor heating. Complete with a finished, single attached garage offering

extra storage space, this property delivers the ultimate lifestyle package, situated within walking distance to Lacombe’s finest local restaurants and coffee shops. it’s a great home isn’t it! Shouldn’t it be yours?