



GRASSROOTS
REALTY GROUP

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5423 47 Avenue
Lacombe, Alberta

MLS # A2329900



\$329,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	970 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Rectangular Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: SHED

Offered for the first time since it was built in 1961, this immaculate home has been lovingly maintained by the same family for generations. Pride of ownership is evident from the moment you arrive, with its beautifully cared-for exterior, mature landscaping, and exceptional curb appeal. Step inside and you'll discover a home that has been meticulously preserved in its original condition—an increasingly rare opportunity for buyers who appreciate the character and craftsmanship of this era. The main floor offers three bedrooms, including the primary bedroom, a spacious four-piece bathroom, a bright and inviting living room, and a functional kitchen with a separate dining area. The full basement has never been developed, providing a blank canvas to create additional living space tailored to your needs and style. The attached single garage has been extended to include an excellent workshop area, making it ideal for hobbyists, projects, or additional storage. Outside, you'll enjoy a beautifully landscaped, south-facing backyard with mature trees, back alley access, and a covered deck attached to the garage—perfect for relaxing or entertaining. Recent updates include the furnace and shingles, providing added peace of mind. Homes in this remarkable original condition are seldom available, making this a truly special opportunity to own a piece of history while adding your own personal touches.