



GRASSROOTS
REALTY GROUP

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5418 46 Street
Lacombe, Alberta

MLS # A2329969



\$415,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,201 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry, Vinyl Windows		

Inclusions: All blinds and window coverings, 1 garage door opener and 1 control, sump pump, water softener system, work benches in garage, sandbox, swing set, wooden garden bed, shed

This 1200+sq. ft. Bungalow offers comfortable living and features a fully developed basement. Featuring an open floor plan, there are 2+2 bedrooms, and 2 4 pc. updated bathrooms. The main floor boasts hardwood flooring, a functional open kitchen with eating bar, a spacious dining area, and the convenience of main-floor laundry; which is ideal for families or empty-nesters seeking main floor living. There is an abundance of natural light from huge windows throughout. Flooring includes hardwood, travertine, and carpet. Significant updates over the years include full replacement of all Poly-B plumbing with PEX, along with select windows, and window wells, as well as new shingles in 2015. The fully developed basement offers large bedroom windows, a recreation room, and full bathroom. There is a flex room that would make a great office or music room. Additional insulation has been added for sound proofing. Outside, will be where you want to relax and enjoy the summer! You can enjoy the spacious deck with glass-panel railing. There is a 24' × 22' double garage, a storage shed, and a collection of raspberries, blueberries, and strawberries in the fenced back yard. This home is in a great location within walking distance of schools, playgrounds, and all amenities. It has been well maintained and updated, and is ready for its next owners to enjoy.