



GRASSROOTS
REALTY GROUP

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1, 7001 52 Street
Lacombe, Alberta

MLS # A2330881



\$425,000

Division:	Henner's Landing		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,077 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Pantry, Quartz Counters		

Inclusions: tv mounts x 2, garage shelving, window coverings, patio shade, a/c unit

If you've been looking for a home that offers comfort, privacy, and the freedom to simply enjoy life, this beautifully maintained bungalow condo is worth a closer look. Lovingly cared for by its original owner, this south and west-facing end unit is part of an intimate six-unit, self-managed condominium with low condo fees! Surrounded by mature landscaping, it offers the kind of peaceful setting that's becoming harder to find. Inside, the bright open-concept layout feels both welcoming and refined. The sunny living room is anchored by a stunning gas fireplace with a shiplap feature wall and custom mantle, creating a warm gathering space throughout every season. Just beyond, the dining area is highlighted by an extended cantilever with dramatic floor-to-ceiling windows that fill the home with natural light. The thoughtfully designed U-shaped kitchen offers plenty of workspace, counter seating, stainless steel appliances, and a convenient pantry—making everyday cooking and entertaining equally enjoyable. The main floor features two bedrooms, including a spacious primary retreat complete with his-and-hers closets and a private 3-piece ensuite. A second bedroom, full 4-piece bathroom, and convenient main-floor laundry make daily living easy and accessible. Downstairs, the fully finished basement expands your living space with a generous family room featuring comfortable in-floor heat, an oversized guest bedroom with room for multiple sleeping or sitting areas, another full 4-piece bathroom, and an exceptionally large mechanical room offering abundant storage. Quality finishes including engineered hardwood and luxury vinyl plank flooring create a timeless, low-maintenance interior. Step outside to your west-facing patio where glass privacy panels, mature shrubs, and a retractable shade create the perfect space to enjoy morning coffee,

afternoon reading, or quiet evenings outdoors. Best of all, the beautiful landscaping is professionally maintained, allowing you to enjoy it without the work. Additional features include single attached garage (with fantastic storage), light neutral colours, engineered hardwood and vinyl plank flooring and condo fees of just \$1,500 bi-annually (self-managed six-unit complex) The location is equally appealing. Whether you're downsizing, raising a family, or looking for a home that supports a busy professional lifestyle, you'll appreciate being just steps from Lacombe's incredible trail system, nearby schools, and all the amenities that make this community such a wonderful place to call home. This is a home that offers the rare combination of privacy, thoughtful design, and easy living—ready for its next chapter.