



GRASSROOTS
REALTY GROUP

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4902 52 Street
Lacombe, Alberta

MLS # A2331289



\$355,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,564 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: Fridge , Stove

Welcome to this charming 1½-storey home, perfectly situated on a spacious corner lot in the heart of downtown Lacombe. Offering 4 bedrooms and 1½ bathrooms, this property blends character, comfort, and exceptional future potential. Inside, you'll find a warm and inviting layout with plenty of room for a growing family, first-time buyers, or investors. The large lot provides ample outdoor space for gardening, entertaining, or simply enjoying the mature surroundings. A 24' x 26' detached garage offers excellent storage and workspace, while the corner lot provides convenient access and added privacy. Just steps from downtown, you'll love being within walking distance of local shops, restaurants, parks, schools, and all the amenities that make Lacombe such a wonderful place to call home. Adding even more value is the desirable R4 zoning, presenting exciting redevelopment opportunities for buyers looking to invest or explore future multi-family or higher-density development possibilities (subject to municipal approval). Whether you're searching for a welcoming family home, an investment property, or a lot with incredible future potential, this downtown gem is one you won't want to miss. Come experience everything this fantastic property—and the vibrant community of Lacombe—has to offer!