



GRASSROOTS
REALTY GROUP

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5431 55 Avenue
Lacombe, Alberta

MLS # A2333032



\$405,000

Division:	Lacombe Residential Subdivision		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Heated Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this beautifully maintained bungalow, ideally located on a quiet street in the heart of town. Enjoy the convenience of being within walking distance to schools, parks, scenic walking trails, downtown shops, restaurants, and community events, while still enjoying the peace of an established neighbourhood. Originally built in 1940, this home underwent extensive renovations in 2010, including updated wiring, plumbing, heating, windows, shingles, siding, flooring, kitchen, and bathrooms, as well as a fully developed basement addition. The bright, open-concept main floor features beautiful hardwood flooring, a spacious kitchen with ample white cabinetry, two generous bedrooms, and a stunning recently renovated 4-piece bathroom showcasing stylish, modern finishes. The fully finished basement adds valuable living space with a large family room, two additional bedrooms, a second 4-piece bathroom with a corner jetted soaker tub, and a spacious laundry room. Step outside to enjoy the oversized deck overlooking the fully fenced backyard, complete with plenty of room for entertaining, gardening, and outdoor living. A mature apple tree produces delicious fruit each season, while the brick fire pit and large storage shed make this outdoor space as functional as it is inviting. A true highlight of the property is the impressive 28' x 28' heated and insulated detached garage, complete with 110V and 220V power, a built-in workbench, extensive storage, and ample room for vehicles, tools, and hobbies. Additional parking, including space for an RV, adds even more versatility. Move-in ready with extensive updates, an incredible garage, and an unbeatable central location, this is a rare opportunity to own a home that perfectly blends comfort, functionality, and lifestyle.

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