



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5138 48 Street
Lacombe, Alberta

MLS # A2333512



\$335,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,153 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions:	N/A
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Loads of potential but it will need some love for sure. This 4 bed 3 bath home has good bones and is in a great location located close to schools and shopping. The Sobeys is right next door with more great shopping and amenities within walking distance at the mall and downtown. This four level split has a kitchen, dining room and living room on the main floor. Upstairs you will find 3 bedrooms, laundry, 4pc bath and 3pc ensuite. On the lower level is a large family room with access to the attached garage.. Finally in the basement is another bedroom, storage and a 2pc bath. All in all lots of room for the family. The attached single garage is deep and wide. It will fit a car and then some but the overhead door will need to be made bigger to accomodate larger vehicles. Great home for those who are willing to roll up their sleeves and make it their own. Tenant occupied so 24 hours notice needed for showings.