



GRASSROOTS
REALTY GROUP

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5414 45 Street
Lacombe, Alberta

MLS # A2333884



\$255,000

Division:	Downtown Lacombe		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,003 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to easy, affordable living in the heart of Lacombe! This charming 2-storey home offers 2 bedrooms, 2 bathrooms, and a truly move-in ready experience with no condo fees. Step inside to find stylish vinyl plank and fresh carpet, creating a modern, inviting feel from the moment you walk in. The functional main floor offers a spacious living room, convenient main floor laundry, a 2-piece bathroom, and a bright kitchen with a garden door leading to your fully fenced backyard. Outside, you'll enjoy a private yard, storage shed, and rear parking. Upstairs, you'll find two generously sized bedrooms, including a spacious primary bedroom with direct access to the main bathroom, creating a convenient shared ensuite. The unfinished basement is ready for your personal touch, offering endless possibilities for future development. Located within walking distance to Lacombe's beautiful boutique downtown, parks, restaurants, shopping, schools, and everyday amenities, this turn-key home combines comfort, convenience, and value in one fantastic package. Whether you're a first-time buyer, downsizing, or looking for an investment opportunity, this home checks all the boxes.