



GRASSROOTS
REALTY GROUP

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A, 5946 45 Avenue
Lacombe, Alberta

MLS # A2334941



\$195,000

Division:	Downtown Lacombe		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	536 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 189
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Storage		

Inclusions: window coverings

Some homes make your next chapter (or even your first!.) feel a little easier. This renovated 3-bedroom, 1-bathroom home in a fourplex offers the updates you want with the comfort of a quiet Lacombe location. Whether you're buying your first home, downsizing, or looking for an investment property, this space is move-in ready so you can settle in without adding a renovation project to your list. Inside you'll find: • Renovated kitchen with updated cabinets and butcher block countertops • New stainless steel appliances • New vinyl plank flooring throughout • Fresh paint, baseboards, lighting, and fixtures • Spacious primary bedroom with a walk-in closet • In-suite washer and dryer • Large storage room • South-facing deck to enjoy sunny afternoons • Located in a quiet four-plex in Lacombe Low condo fees and a solid Condo Association with a healthy reserve fund. It's the kind of home that lets you spend less time thinking about what needs to be fixed and more time enjoying where you live.