



GRASSROOTS
REALTY GROUP

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5307 50th Ave
Lacombe, Alberta

MLS # A2335187



\$399,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,337 sq.ft.	Age:	1930 (96 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Triple Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Gazebo, Landscaped, Lawn, Lev		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Mixed, Stucco, Wood Frame	Zoning:	R1b
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, No Smoking Home		

Inclusions: negotiable

WELCOME TO THE REAL L.A.-LACOMBE, ALBERTA! Here's a famous house in town for its prime location and unmistakable exterior. Adorned in custom art from the great Robert Murray, this character home was already interesting enough, but now is one of a kind! The main floor features a grand living room with high ceilings, a formal dining room looking onto the backyard oasis, a galley style kitchen with stainless backsplash- you can tell the owner comes from the culinary industry. Featuring a 4 piece bathroom with a classic five panel door. Main floor bedroom is spacious and bright, but the cool thing about this district of town is that the zoning allows for home based business, and that's what the current owners used this room for! Upstairs, find three more bedrooms and a half bathroom. The home was lifted and put on a brand new ICF foundation with in0floor heating, which is now a fully finished basement and offers a large family room with custom built-ins and a wet bar. We also have a fifth bedroom, utility room, laundry room, and a nice three piece bathroom down here. Mostly metal roof keeping the home dry except for the rear roof over the kitchen which just got new shingles. Into the backyard, where the new deck looks out onto an enchanting yard with beautiful landscaping and greenery. Brick patio with built in fire pit, tucked under the mature maple trees, freshly pruned to ensure a healthy future. With too many varieties of flowers and other plants to list here it must be seen to be appreciated. A pergola, garden shed and "grain elevator" complete this fantastic space. Saved the best for last, step into this massive garage, that comes heated with a concrete floor and high ceilings to open up a world of possibilities! Lacombe is one of Alberta's best small cities and it's absolutely beautiful, it's no wonder why it's such a proud community. This is Alberta, Amen!

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