



**GRASSROOTS**  
REALTY GROUP

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5709 49 Avenue  
Lacombe, Alberta

MLS # A2335631



**\$349,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown Lacombe                                                           |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bungalow                                                                   |               |                   |
| <b>Size:</b>     | 915 sq.ft.                                                                 | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Insulated, Single Garage Detached                                |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Land |               |                   |

|                    |                                            |                   |    |
|--------------------|--------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                 | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum, Tile | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                            | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                       | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding                                | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Other                                      | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Laminate Counters                          |                   |    |

**Inclusions:** SHED

HOME SWEET HOME! IMMEDIATE POSSESSION! Welcome to this charming and well-maintained bungalow, ideally situated on one of Lacombe's most picturesque streets! This property offers a functional floorplan, plenty of character, and excellent flexibility. The main floor features two spacious bedrooms and a beautifully updated 4-piece bathroom complete with a new vanity, tiled tub surround, updated lighting, and a retro green tub that adds a touch of the home's original charm. Original hardwood flooring enhances the bright and inviting living room, while tile flooring in the kitchen and bathroom and carpet in the bedrooms provide practical finishes throughout. Filled with natural light, the kitchen showcases dark green cabinetry, laminate countertops, a classic brick backsplash, built-in bench seating, and charming brick accents that add warmth and personality. The spacious living room is separate from the kitchen and dining area, creating comfortable and defined living spaces. A generous front entry features a custom built-in bench, coat hooks, and shoe storage for added everyday convenience. The fully developed basement adds excellent versatility with a separate kitchen, pantry, living room, bedroom, and 4-piece bathroom—providing additional space for extended family, guests, or a variety of living arrangements. Notable updates include main-floor windows replaced in recent years and shingles approximately nine years old. Outside, you'll appreciate the single detached garage, concrete driveway, additional rear parking pad, back alley access, fenced yard, and low-maintenance landscaping. Beautiful rock accents throughout the flower gardens enhance the curb appeal and complement the character of this lovely property. From the moment you arrive, you'll appreciate the charm and pride of ownership this home

has to offer. Located in a mature, sought-after neighborhood close to schools, parks, shopping, and all of Lacombe's amenities—this is a wonderful opportunity to make a great property your own!