



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4520 55 Avenue
Lacombe, Alberta

MLS # A2344029



\$395,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,239 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: NONE

Welcome to this lovely, well-cared-for bungalow with a single attached garage, ideally situated in the heart of downtown Lacombe! Well suited for adult living, this inviting home offers a functional floor plan with plenty of space to enjoy. The main floor features a spacious living room, separate from the kitchen and dining areas, providing a comfortable space to relax or host family and friends. The kitchen offers an abundance of oak cabinetry and countertop space, making it both practical and functional for the cook in the family. Need even more kitchen space? The lower level features a convenient kitchenette—perfect for canning, baking or additional food preparation! The basement also offers three additional bedrooms (windows do not meet current egress requirements), a three-piece bathroom and a family room, providing plenty of additional living space. Outside, you'll appreciate the landscaped yard, newer deck and convenient back alley access with room to park the RV or create a garden space. Numerous improvements over the years include shingles and siding replaced in 2016, some updated main-floor windows, a newer furnace, a deck approximately two years old, replaced main-floor toilets and a newer garage door opener. A well-maintained home in a convenient downtown location—this property is a pleasure to view and awaits its new owners!