



GRASSROOTS
REALTY GROUP

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5709 56 Avenue
Lacombe, Alberta

MLS # A2347279



\$450,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Triple Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Central Vacuum & Attachments, Water Softener, Garburator, Garage Door Opener & 2 Controls, Greenhouse, Shed.

Welcome to your dream oasis! Situated on a massive, park-like 62' x 162' lot right in the heart of Lacombe, this fully finished 5-bedroom, 2.5-bathroom bungalow offers the ultimate blend of spacious indoor living and incredible outdoor utility. Hobbyists and mechanics, rejoice! The massive 24' x 36' detached garage can park 4 vehicles and doubles as a premium workspace. It comes fully equipped with its own furnace, plus both 110V and 220V wiring to power all your heavy-duty tools and projects. Step into your own private food forest! The sprawling backyard is a producer's dream, featuring an included greenhouse and storage shed to kickstart your seedlings. Enjoy a bountiful harvest year after year from established perennials, grapevines, rhubarb, and an incredible variety of fruit trees and berries—including apple, pear, plum, cherry, hazelnut, blueberry, and haskap! Inside, the main floor shines with warm hardwood flooring and updated vinyl windows that flood the space with natural light. The sprawling kitchen and dining area are built for entertaining, offering plenty of room to host large family dinners. The main floor features three bedrooms—including a primary with a 2-piece ensuite—and a highly convenient main-floor laundry conversion (which can be moved downstairs). The fully finished basement adds massive living space, featuring a huge family room anchored by a cozy wood stove—perfect for chilly winter nights. Two additional large bedrooms and a second full bathroom make this the ideal setup for teenagers, guests, or a home office. Unwind or host summer BBQs on your covered back patio overlooking the yard. Superbly located just minutes from downtown shopping, the high school, sports fields, and the recreation centre. Move-in ready with all appliances and a water softener included!

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