



GRASSROOTS
REALTY GROUP

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5214 50 Street
Lacombe, Alberta

MLS # A2347420



\$329,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,376 sq.ft.	Age:	1945 (81 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Off Street, Rear Drive		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, stove, washer, dryer, sheds, window coverings

Welcome to this charming 1,323 sq. ft. home featuring five bedrooms and two bathrooms! Imagine how beautifully you could make this quaint property your own with a little vision and personal style. The spacious main floor offers a large dining area, a cute and functional kitchen, a cozy living room, a full bathroom and a convenient laundry area. Upstairs, you'll find three comfortable bedrooms, a second bathroom and a lovely sitting area—perfect for reading or relaxing. The finished lower level provides even more usable space, including two more bedrooms, workshop area and a small kitchenette with cupboards and a sink. Outside, enjoy the privacy of a fully fenced yard complete with a generous garden area, a firepit, RV parking and lots of room to build your dream garage. Bring the family and the pets—this welcoming home is ready for you to move in and make it your own!