



GRASSROOTS
REALTY GROUP

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5430 45 Street
Lacombe, Alberta

MLS # A2347661



\$260,000

Division:	Downtown Lacombe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,124 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: NA

AFFORDABLE, LOW MAINTENANCE, & UPDATED with NO condo fees! This 2 bedroom, 2 bathroom townhouse is a great option for first-time buyers, downsizers or investors, with many of the big ticket renovations already taken care of. Perfect opportunity to get into the Lacombe Market! Recent improvements include a new hot water tank (2025), PEX plumbing (2022), HIGH EFFICIENCY furnace (2020), shingles (2022), washer/dryer (2022), energy-efficient QUALITY JELDEN vinyl windows (2020), VINYL PLANK FLOORING, FRESH PAINT, UPDATED LIGHTING and a NEWER ELECTRICAL PANEL. That's a substantial list of major updates! Inside, the main floor is bright and functional with a spacious living room, kitchen and dining area, convenient 2-piece bathroom and main-floor laundry. Upstairs are two generously sized bedrooms and a full 4-piece bathroom with cheater door from primary. The unfinished basement provides plenty of storage and leaves room to add more living space in the future (or sellers will have finished for you!) Outside, you have your own fully fenced, low-maintenance private yard, making it an especially great setup for anyone with a dog. Enjoy your own outdoor space without spending every weekend maintaining it. Located in an established Lacombe neighborhood close to schools, parks, shopping and amenities. With no condo fees, and the expensive updates already completed, this is an affordable home you can move into and enjoy! (Sellers can finish the basement, adding a THIRD BEDROOM, THIRD BATHROOM and SECOND living room by possession if buyers wanted).