



GRASSROOTS
REALTY GROUP

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**6010 50 Avenue
Lacombe, Alberta**

MLS # A2213771



\$679,900

Division:	None		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,616 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Carport, Double Garage Detached, RV Access/Parking		
Lot Size:	1.75 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/S		

Heating:	Zoned	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-40-27-W4
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home		

Inclusions: storage shed, shelter logic tent

This place is a hole in one, teed up on top of the hill right beside the golf course. Fully renovated, sitting on 1.73 acres right inside city limits, and packed with upgrades that matter. New HVAC with zoned heating. On demand hot water. Newer roof. Newer electrical panel. Full septic system replacement in 2023. Extra attic insulation. This one is ready to roll. It's got 5 bedrooms and 4 bathrooms, including a king sized primary with its own upgraded ensuite. The floor to ceiling vinyl windows pour in the light and show off all the fresh finishes. New vinyl plank flooring, new carpet, custom blinds, fresh paint, the works. Every inch feels clean and comfortable. The kitchen is bright and sharp with ceiling height cabinets, quartz counters, newer appliances including an induction stove, and a big window over the sink. There's loads of prep space, plenty of storage, and a clear view out to the trees. The living room has built in shelving for a touch of charm and functionality. Main floor laundry and a spacious mudroom with its own two piece bath add flexibility and flow, giving you the option to create two separate (illegal) suites with a locked door. Downstairs is wide open and ready for whatever you need. There's a big family room with a cozy wood burning stove and two oversized bedrooms with large above grade windows. A full bathroom, cold storage, and a second living area still reserved for the main suite make the space feel thoughtful and balanced. And yes, there's a full basement kitchenette with cabinets for days, a stove, fridge, dishwasher, pantry, and a roughed in spot for laundry if needed. Outside is dialed in. The wraparound deck catches the sun all day on the south and east sides. The fully fenced yard is lined with lilacs, raspberry bushes, and Saskatoons. There are two gated access points to the yard, plus RV parking, an extended driveway, a

heated double detached garage, a storage shed, and a ShelterLogic tent for whatever else you're hauling. Whether you're grilling or chipping, there's room to play. You're across from the ball diamonds, just off the highway, and a quick stroll to a seasonal farmers market. No one behind. Nothing in front. Just peace, privacy, and your own patch of paradise beside one of Central Alberta's best courses. Two minutes to the clubhouse. Less than 20 to Red Deer. About an hour to Edmonton International. This one's got the space, the updates, the layout, and the location. Book your showing before someone else sinks it.