



GRASSROOTS
REALTY GROUP

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**5436 53 Avenue
Lacombe, Alberta**

MLS # A2215329



\$475,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,140 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees		

Heating:	Forced Air, Other	Water:	-
Floors:	Carpet, Ceramic Tile, Other, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions:	FRIDGE , STOVE , DISHWASHER , WASHER , DRYER , HOOD FAN , ALL CEILING FANS, FIRE PIT, 2 GARAGE DOOR OPENERS AND 2 CONTROLS, ALL BLINDS AND WINDOW COVERINGS, GAZEBO, FRIDGE IN GARAGE, FREEZER IN BASEMENT.		
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Welcome to this spacious and well-maintained 4-bedroom, 2-bathroom home, perfectly located in the highly desirable historic downtown Lacombe area with many shops,cafes, restaurants to enjoy. Situated within steps and conveniently located to the Lacombe Memorial Centre/library, Gary Moe Sportsplex (swimming pool , arena , curling rink), Ecole elementary school, Father Lacombe Catholic School, Lacombe Composite and Lacombe Christian School. This thoughtfully designed 4-level split offers ample space for the whole family, featuring a cozy country kitchen with all appliances included, a generous sized dining room with patio doors leading out to the back deck. You will enjoy the front living room area to sit and relax after a long work day. There is a dedicated laundry area with a convenient stackable washer and dryer and bathroom on the 3rd level. Enjoy peace of mind with all new windows throughout the home, enhancing both energy efficiency and natural light. Outside, you'll love the private oversized backyard—perfect for families, entertaining, or just relaxing. There is lots of room to have a garden spot for all your gardening needs, including having a greenhouse for early spring planting. There is RV parking, and a 32' x 26' detached garage with easy access from the back lane, and plenty of room to enjoy the outdoors whatever the season. Definitely a home that would be a perfect fit for your growing family to enjoy for years to come.