



GRASSROOTS
REALTY GROUP

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**4723 47 Avenue
Lacombe, Alberta**

MLS # A2231407



\$356,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,028 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1B
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, 2x Washer, Dryer, Central Vacuum & Attachments, Dog House

This charming bi-level offers generous living space in the heart of downtown Lacombe. The main floor welcomes you with a spacious living room and a lovely kitchen featuring ample cabinetry and countertop space. Two comfortable bedrooms and a 4-piece bathroom complete this level. Downstairs, you'll find a third bedroom, a 3-piece bathroom, a family room perfect for relaxing, and even space to easily add a fourth bedroom. The dining area leads out to a private, fully fenced backyard with mature landscaping and a convenient detached garage. Some windows have been updated, the Furnace & Hot Water Tank were repalced approximately 4 years ago. Enjoy an unbeatable location within walking distance to all downtown amenities!