



GRASSROOTS
REALTY GROUP

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**5489 51 Avenue
Lacombe, Alberta**

MLS # A2233837



\$279,800

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	3 Level Split		
Size:	901 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Driveway, Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan		

Inclusions: Shed

Welcome to one of the prettiest streets in Lacombe! This charming 3-bedroom, 2-bath, 3-level split home is full of potential—whether you're a first-time buyer, looking to downsize, or investing in a revenue property. Situated on a spacious corner lot with a park just across the street, the location is peaceful and convenient. Inside, you'll find a bright and open main living area with a warm pine ceiling and pot lights that add a touch of character. The kitchen and living room flow together nicely, creating a welcoming space for everyday life or entertaining. Upstairs offers two cozy bedrooms, while the lower level includes a third bedroom and second bathroom—ideal for guests or a teenager—along with a roomy laundry area. Updates include a newer tub and tile in the main bathroom, modern light fixtures, laminate flooring, and a roof done in 2015. New eavestrough last year. Outside, the corner lot offers plenty of space and future potential—including room to build a garage with convenient alley access. The yard is already beautifully landscaped with mature trees, lilacs, lilies, and a variety of perennials, creating a peaceful, well-established outdoor space that's both charming and full of promise.