



GRASSROOTS
REALTY GROUP

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**5720 49 Avenue
Lacombe, Alberta**

MLS # A2236241



\$364,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	976 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Microwave, Washer, Gas Dryer, Deep Freeze Downstairs, Central Vac & All Attachments, All Window Coverings, Garage Door Opener & Remotes

Immaculate Bungalow on a Beautiful Tree-Lined Street in Lacombe! Looking for a move-in ready home in a central location with timeless curb appeal? This well-maintained bungalow on one of Lacombe's most picturesque, tree-lined streets is the perfect fit for first-time buyers, couples, singles, busy professionals, or retirees seeking comfort, style, and low-maintenance living. Inside, you'll love the bright, welcoming spaces filled with natural light. The main floor features a spacious Living Room, a Dining Area just off the Kitchen, two Bedrooms, and a full 4-piece Bath—designed for effortless day-to-day living. The lower level offers a large Rec Room perfect for cozy movie nights, a guest or hobby Bedroom, a 3-piece Bath, and a generous Laundry Room with tons of storage. Step outside and you will see how this property continues to shine: an oversized double detached garage offers ample room for vehicles, a workshop, or extra storage. Plus there's off-street parking and dedicated RV parking, making it easy to accommodate your lifestyle. The large lot is beautifully landscaped with mature trees, providing a peaceful, private setting to enjoy evenings on the two-tier back deck. All of this in a quiet, established neighbourhood just a short stroll to Lacombe's vibrant downtown, shops, and local parks. This immaculate home combines charm, functionality, and location—ready for you to simply move in and enjoy!