



GRASSROOTS
REALTY GROUP

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**5257 52 Street
Lacombe, Alberta**

MLS # A2237087



\$259,900

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | Downtown Lacombe | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 678 sq.ft. | Age: | 1947 (78 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot | | |

| | | | |
|--------------------|------------------------------------|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Concrete, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R4 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Stove, Fridge, Washer, Dryer, Window Coverings

Nestled on a spacious triple lot in the heart of downtown Lacombe, this charming bungalow offers a unique opportunity for homeowners, investors, or developers alike. Situated on a generous 9,000 sq ft lot zoned R4, the property presents exciting potential for future development. The home itself exudes character, featuring original hardwood floors throughout much of the main floor, adding warmth and vintage appeal. Inside, you'll find two comfortable bedrooms, a full 4-piece bathroom, a functional kitchen, and a separate dining room perfect for family meals or entertaining guests. The basement is partially developed, providing additional space that can be tailored to suit your needs. Located within walking distance to schools, parks, shopping, and other downtown amenities, this property combines small-town charm with unbeatable convenience.