



GRASSROOTS
REALTY GROUP

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5233 47 Street
Lacombe, Alberta

MLS # A2240455



\$419,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,043 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: n/a

This move-in ready, three-level split home is available for immediate possession. Recently undergoing extensive renovations, it now offers a fresh interior with new flooring, paint, trim, and stainless steel kitchen appliances. Located in the heart of Lacombe, the property is within walking distance to downtown, shopping, schools, and walking trails. Notable updates include roof and siding replacement with 1 1/2" styrofoam in 2016, window upgrades in 2005, garage doors installed approximately three years ago, and fence repainting this Fall. The main floor features a spacious living room separated from the kitchen and dining areas. Upstairs comprises the primary bedroom, two additional bedrooms, and a four-piece bathroom. The third level offers a three-piece bathroom, family room, and a versatile room suitable for use as a den, playroom, or esthetics/hair salon, complete with a sink. The laundry and utility rooms are also located on this level, which benefits from large windows providing ample natural sunlight. Additional amenities include a double detached garage (heater not operational) with space for two vehicles, back alley access, off-street parking, a fully fenced yard, and mature landscaping in the front yard.