



**GRASSROOTS**  
REALTY GROUP

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**5309 58 Street  
Lacombe, Alberta**

**MLS # A2241353**



**\$389,900**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,242 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** Pool Table & Accessories, TV Wall Mount

Charming Bungalow on a Large Lot in a Great Neighbourhood! This solid, well-maintained home is the perfect fit—whether you're starting a family or looking to downsize and enjoy single-level living. Situated on a generous lot, there's ample space for gardening, outdoor entertaining, or simply relaxing in your own private backyard oasis. Step inside and fall in love with the newer, well-designed kitchen featuring beautiful cabinetry, granite countertops, a tile backsplash and floor, and stainless steel appliances. The spacious living room offers hardwood floors, large windows that flood the space with natural light, and a cozy gas stove to keep things warm and welcoming. The main floor includes the primary bedroom with a convenient 2-piece ensuite, two additional bedrooms, and a full bathroom complete with a jetted tub—perfect for unwinding at the end of the day. Downstairs, the basement is ideal for family movie nights, play areas, or a home gym. A dedicated storage/canning room is a bonus for gardening enthusiasts or anyone who loves to preserve seasonal goods. Outside, you'll appreciate the detached garage, additional parking, and the established neighbourhood. This property offers the comfort, space, and lifestyle you've been searching for.