



GRASSROOTS
REALTY GROUP

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4910 Hwy 2A
Lacombe, Alberta

MLS # A2242251



\$245,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	850 sq.ft.	Age:	1921 (104 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Landscaped, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Glass, Wood Frame

Foundation: Block

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: C3

Utilities: -

Inclusions: Storage Shed

This Great little home is ready for the fixer upper or the buyer ready to rent it out until the time comes to make it the perfect spot for a new commercial building. The location doesn't get any better for drive by traffic for a business! The house was rented out to a tenant until last month, so the house is very "livable" the way it is and with a little TLC it can be a great place for years to come. With the C3 zoning there is a variety of businesses that can operate from this location. Also with the deep lot size there could be a Commercial Building constructed with front &/or rear parking depending on the needs of the business.