



**GRASSROOTS**  
REALTY GROUP

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**4622 55 Avenue  
Lacombe, Alberta**

**MLS # A2243026**



**\$399,900**

<b>Division:</b>	Meadowview Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,207 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier		

**Inclusions:** N/A

Welcome to this charming and well-kept bungalow located in one of Lacombe's most desirable neighbourhoods. This 4-bedroom, 2-bathroom home offers a great combination of style, space, and practicality, perfect for families, retirees, or anyone looking for a move-in-ready home in a quiet, friendly area. Step inside to a bright, open-concept main floor filled with natural light. The kitchen was refreshed approximately 10 years ago and features beautiful cabinetry and a layout that's both functional and welcoming, ideal for cooking and entertaining. The new laminate flooring in the living room, dining area, and hallway gives the space a clean, contemporary feel. Enjoy the convenience of main floor laundry, located just off the hallway for easy access. The main floor also includes a spacious primary suite, a second bedroom, and a full bathroom. Downstairs, you'll find a huge rec room that's perfect for movie nights, a playroom, or a home gym, along with two additional bedrooms, a dedicated office space, and plenty of storage. Outside, take advantage of RV parking, a double detached garage, and a beautifully landscaped backyard—a great space for summer barbecues or quiet relaxation.