



GRASSROOTS
REALTY GROUP

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**B, 5130 50 Street
Lacombe, Alberta**

MLS # A2246418



\$249,000

Division:	Downtown Lacombe		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	674 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Storage, Sump Pump(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, blinds and window coverings

Discover the perfect blend of comfort and convenience in this beautifully maintained 2-bedroom, 2-bathroom condo located in the heart of Downtown Lacombe. This west facing unit offers an abundance of natural light and a functional layout that welcomes you the moment you step inside. The main floor features a bright, open-concept living space with high ceilings, a well-appointed kitchen, and a spacious dining and living area—perfect for entertaining or relaxing. The primary bedroom, also on the main level, boasts a generous ceiling height and great natural light. Downstairs, you’ll find a fully finished basement complete with a second bedroom, a 4-piece bathroom, a storage area, and a utility room—ideal for guests or additional living space. Step outside onto your front deck and enjoy your morning coffee, all while the condo association takes care of the lawn and snow removal! With affordable condo fees, and a location just steps from local amenities and shopping, this is low-maintenance living at its finest.