



GRASSROOTS
REALTY GROUP

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**5821 45 Avenue
Lacombe, Alberta**

MLS # A2246714



\$499,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,645 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	4
Garage:	Alley Access, Driveway, Heated Garage, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Skylight(s)		

Inclusions: Fridge, Oven, Stovetop, Microwave, Dishwasher, Washer, Dryer, Air Conditioning, Central Vac, Shed

Welcome to this stunning, move-in ready bungalow ideally situated in downtown Lacombe! This incredible family home backs onto a beautiful green space and offers over 1,600 square feet of developed living space on the main floor alone. Featuring four bedrooms and four bathrooms, with the potential for two more bedrooms downstairs, there is plenty of room for everyone. Step inside the beautiful open-concept kitchen, a chef's dream, complete with new quartz countertops, a modern backsplash, and stainless steel appliances. The home feels fresh and new with upgrades including new trim, doors, windows, a high-efficiency furnace and A/C in 2021. The spacious sunken living room provides a cozy and inviting atmosphere. Retreat to the large primary bedroom, which features a three-piece ensuite and private access to the back deck—the perfect spot for your morning coffee. The attached garage includes an electric heater, making it a great workspace year-round. The curb appeal is truly amazing, with elegant stonework covering the entire front of the home. Enjoy the best of both worlds with quick access to Highway 2 and 2A for commuting, while still being just a short walk away from the shops and restaurants of downtown Lacombe. This home perfectly blends modern comfort with a prime location. Don't miss your chance to make it yours!