



**GRASSROOTS**  
REALTY GROUP

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**4626 55 Avenue  
Lacombe, Alberta**

**MLS # A2247103**



**\$439,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** SHED, BLINDS

Here it is - a fully finished bungalow with heated front attached garage in downtown Lacombe! This home is a pleasure to view and is awaiting its new family! Situated close to shopping, schools, trail system and amenities this home is in a highly desired neighborhood for all ages! A pleasing floorplan that allows some separation from the kitchen/dining area and the living room. The kitchen is very spacious with lovely oak cabinetry, newer countertops and backsplash - a spacious dining area makes this home easy to host friends and family. Three bedrooms on the main level including the primary bedroom which has its own 3 piece ensuite - the additional four piece bathroom completes the main level. The basement is fully finished and has the fourth bedroom, 3 piece bathroom, large laundry/utility room plus the family room which will accommodate the sectional couch and/or games tables! The backyard is fully fenced, landscaped, back alley access and has a shed to hold all the gardening tools! A lovely home in a great location in Lacombe!