



GRASSROOTS
REALTY GROUP

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**5407 47 Street
Lacombe, Alberta**

MLS # A2249711



\$310,000

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,182 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, On Street, Side		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Welcome to relaxed, low-maintenance living in the heart of beautiful downtown Lacombe. This charming and immaculately maintained end-unit bungalow is perfectly positioned on a sunny corner lot, soaking up natural light from every angle—morning to evening. With pretty curb appeal and a fantastic location just steps from shops, doctors, parks, and more, this home offers a rare blend of comfort, walkability, and quiet community charm. Step inside to discover a bright, open-concept layout featuring vaulted ceilings in the living room and oversized south and west-facing windows that flood the home with light. Newer vinyl plank and ceramic tile flooring add warmth and durability throughout the main floor. The spacious, U-shaped kitchen offers plenty of cabinetry, prep space, and a sunny garden-facing window, while the adjacent dining area is perfectly sized for family dinners or casual get-togethers. Just off the kitchen, a flexible second bedroom or home office opens directly onto the backyard and a large, covered deck—a peaceful spot to enjoy morning coffee, watch the sunset, or relax with a book in the shade. The generous primary bedroom features east-facing windows, a large closet, and private access to a 2-piece ensuite. You’ll also love the main floor laundry, smart storage options throughout, and convenient direct access to the attached garage. Downstairs, there’s plenty of space to stretch out with a large family room, a third bedroom, a 3-piece bath, and a massive workshop or hobby space with built-in cold storage—perfect for crafts, storage, or projects of any kind. The landscaped backyard is a true little retreat, with mature trees, white raspberry bushes, and a garden shed. Located on a friendly street with a close-knit feel, this home truly offers main-floor living at its best—in a setting that feels like home the moment

you arrive.