



**GRASSROOTS**  
REALTY GROUP

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**46 Lexington Close  
Lacombe, Alberta**

**MLS # A2251200**



**\$549,900**

<b>Division:</b>	Lincoln Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,488 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Marble, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** refrigerator, dishwasher, garage door remote x 2, hot tub & cover (in working order, sold as-is), blinds, window coverings

Welcome to 46 Lexington Close! Nestled in a quiet corner of a mature, family-friendly neighborhood, this spacious and flexible home is designed with growing families, extended family, teens & home based entrepreneurs in mind. With an abundance of room, a private office with a separate entrance, and a fantastic central location, it offers everything you need—and more! The pretty front yard offers a south facing deck and some lovely perennials. Inside, you're greeted by a large, sun-filled entryway that connects seamlessly to the main floor, garage, and lower level. The main floor features a bright, expansive living room, complete with custom built-in bookshelves, tall windows, rich hardwood floors, and a cozy gas fireplace perfect for chilly winter nights. The spacious kitchen offers abundant cabinetry, ample counter space, stainless steel appliances, a handy corner pantry and a small island with additional seating. Plus, a clever laundry closet could hold a washer & dryer for ultimate convenience. The hallway leading to the bedrooms offers several deep storage closets, ideal for organization. There are two generously sized bedrooms, one of which includes a built-in desk. The updated 4-piece bath is bright and fresh, with added storage tucked behind the door. The primary bedroom is a serene retreat, featuring two large windows that overlook the peaceful backyard. It includes a walk-in closet with built-in basket storage and a newly renovated, fully tiled spa bathroom complete with a soaking tub—your perfect place to unwind and relax.

The lower level, currently used as a self-contained living space, can be accessed from the wide staircase at the front entryway or the side walk up. This bright and welcoming level features a spacious family room with large windows and a huge bedroom freshly painted for

a modern feel. The kitchenette includes white cabinetry, a butcher block counter, fridge, dishwasher, and a stackable washer & dryer. The lower level also boasts a beautifully tiled 4-piece bathroom with marble floors and an added bonus: a sauna installed in 2022, providing the perfect space for relaxation. For those working from home or needing a separate professional space, the lower level is cleverly designed with a private office area complete with its own entrance, a waiting area and two large closets. This versatile space can also be easily repurposed as an additional bedroom. The home's thoughtful design continues outside, where you'll find multiple access points to the yard, including from the kitchen and side entrance. Enjoy the outdoors on the fantastic multi-tiered deck—perfect for barbecues and entertaining. Unwind in the sunken hot tub, surrounded by beautiful garden and flower beds, and mature trees. A single-car garage wired for 220V provides additional storage space. A great location, a multi purpose design and value are all wrapped up in this pretty home!