



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5428 45 Street
Lacombe, Alberta**

MLS # A2253663



\$250,000

Division:	Downtown Lacombe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,119 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, B/I dishwasher, microwave, laundry washer & dryer, all window coverings & blind

A two-storey townhouse with NO CONDO FEES for just \$250,000 is a rare find in today's market! Welcome to 5428 45 Street, ideally located within walking distance to multiple parks, playgrounds, schools, shopping, and amenities — offering the perfect balance of privacy and convenience. Step inside to a bright and welcoming living room, filled with natural light from a large east-facing window. The hallway leads into the kitchen area featuring oak cabinetry, white appliances, and a newer fridge and dishwasher (both about three years old). Adjacent to the kitchen is a sunny dining area with a large west-facing window that looks out over the back deck and yard. A convenient main-floor laundry room and a 2-piece bathroom complete this level. Upstairs you'll find two spacious primary-sized bedrooms. The main bedroom, located on the west side, offers his-and-hers closets and private access to the shared 4-piece bathroom (also accessible from the hallway). The unfinished basement provides an excellent opportunity to add your own finishing touches. Outdoors, enjoy a fenced backyard with a deck (redone around 2015) and rear gravel parking. Other updates include many upgraded vinyl windows, newer doors (around 2015), and shingles replaced around 2015.