



GRASSROOTS
REALTY GROUP

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**5702 48 Avenue
Lacombe, Alberta**

MLS # A2254981



\$439,911

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,559 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: fridge, stove, builtin dishwasher, builtin microwave, all blinds and window coverings, all builtin bookcases in family room, garge doopr openers x 2 and all controls, all attached shelving in rear garage, shed, piano negotiable

Welcome home to this gorgeous 2-storey in the heart of Lacombe! Main floor has been beautifully updated! Featuring 4 bedrooms, ONE 4 piece bath & a 2 piece ensuite on the upper level plus a 2 piece bath on the main. The functional and stylish kitchen is as practical as it is beautiful, with matching whirlpool appliances that includes a gas stove. There is an air tight wood-burning fireplace in the spacious living room to cozy up to and read your favourite book while enjoying the sunshine streaming through the big picture window. Your plants will love the natural light streaming in as well! Enjoy the bonus of an attached 21.5 X 13 garage and a detached 20 X 24 garage with 11'6 X 17'6 workshop/craft room (or extra guest space!)c/w radiant heat. Nestled on a mature 125 x 66 lot with trees that attract songbirds year-round, much time and effort has been put into making the backyard an oasis and a place to create memories with the family year round. This family-oriented location is just steps from downtown, hospital, schools (Lacombe Christian Schools), arena, library, and playgrounds. A must-see property with solid bones, wonderful updates, and neighbours you'll love! This lovingly cared for home will be a perfect place for your family to call HOME SWEET HOME!