



**GRASSROOTS**  
REALTY GROUP

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**4742 48 Avenue  
Lacombe, Alberta**

**MLS # A2258446**



**\$220,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	1935 (90 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Multiple Driveways, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, Lawn, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R5
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Soaking Tub, Tankless Hot Water		

**Inclusions:** gazebo & shed

Adorable Character Home with Big Development Potential!! Full of charm and updates, this 2 bedroom, 2 bathroom home is the perfect mix of cozy character and modern convenience. The inviting main floor features an open design with a bright kitchen with a gas range and oversized windows that bring the outside in. A cheerful dining nook flows into the sunlit living room, while a main floor bedroom and stylish 4-piece bath with clawfoot tub add comfort and function. Up the winding staircase you'll find a private loft-style retreat complete with a half bath—an ideal primary suite. The home has been thoughtfully maintained with numerous upgrades in recent years, including electrical and plumbing, a rubber roof, on-demand hot water, newer furnace motor, and vinyl plank flooring. Outdoor living is just as impressive. The fully fenced backyard is beautifully landscaped with lawn, garden beds, and patio space for relaxing or entertaining. At the back sits an electric heated 16'x24' garage, while the front yard offers curb appeal plus a large concrete pad with plenty of parking for cars or an RV. And there's more—this property is ZONED R5, which under city bylaws may allow for development of up to an 8-UNIT residential building. That means you can enjoy this lovely home today with the peace of mind that there's outstanding long-term value built in.