



GRASSROOTS
REALTY GROUP

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**50 Livingston Close
Lacombe, Alberta**

MLS # A2258945



\$500,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Lincoln Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,222 sq.ft. | Age: | 1999 (26 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway, Heated Garage, Off Street | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, Rectangular Lot | | |

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|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Double Vanity, High Ceilings, Pantry, Recessed Lighting, Vinyl Windows | | |

Inclusions: Shed, a/c unit, Central Vac and all attachments

Well-maintained home in Lacombe's Lincoln Park subdivision, located on a quiet close with alley access. Features include an attached heated garage, new vinyl fence with 14' opening, perfect for extra parking or yard access. A bright, airy main floor with updated lighting, freshly painted walls and ceiling (2024), pantry, and new stove (2024). Three bedrooms on the main, including a primary with 4-piece ensuite. Lower level offers new carpet, large rec room, big windows, two bedrooms, full bath with dual sinks, and laundry. Comfort is top of mind with in-floor heat, a new furnace, two new hot water tanks, and central A/C—all installed in 2024. Enjoy the large yard with freshly stained deck, new shed, and updated landscaping. Move-in ready with modern upgrades throughout!