



**6010 50 Avenue  
Lacombe, Alberta**

**MLS # A2259944**



**\$659,900**

<b>Division:</b>	None		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,680 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Carport, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	1.75 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Fruit Trees/S		

<b>Heating:</b>	Baseboard, Boiler, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-40-27-W4
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** n/a

This place is a hole-in-one &mdash; perfectly teed up on top of the hill right beside the golf course. Sitting on 1.73 acres inside city limits, this fully renovated property is packed with upgrades that matter. Newer roof, newer electrical panel, full septic replacement (2023), zoned HVAC with independent climate control on each level, on-demand hot water, and added attic insulation. Move in knowing the big-ticket items are done. The main floor features a king-sized primary retreat with an upgraded ensuite, floor-to-ceiling vinyl windows that flood every room with natural light, new vinyl plank flooring and carpet throughout, custom blinds, and fresh paint top to bottom. The kitchen is clean and functional &mdash; ceiling-height cabinetry, quartz countertops, newer appliances including an induction range, and a large window over the sink framed by trees. Built-in shelving in the living room adds character and storage. Main floor laundry and a spacious mudroom with its own two-piece bath round out the everyday essentials. The lower level is fully self-contained. A large family room anchored by a cozy wood stove, two oversized bedrooms with above-grade windows, a full bathroom, a second living area, and cold storage. The full kitchen downstairs includes cabinetry for days, a stove, fridge, dishwasher, and pantry, with roughed-in laundry hookups ready to go. A lockable door between levels allows each floor to function independently &mdash; ideal for multi-generational living, extended family, or anyone who values flexibility and separation. Outside matches inside. A wraparound deck catches southern and eastern sun, while the fully fenced yard is lined with lilacs, raspberry bushes, and Saskatoon berries. Two gated access points, RV parking, an extended driveway, a heated double detached garage, and a storage shed give you room for every vehicle, project, and

hobby. No one in front, no one behind &mdash; just open sky, golf course views, and your own patch of paradise. You're across from the ball diamonds, steps from a seasonal farmers' market, and two minutes to the clubhouse. Red Deer is under 20 minutes; Edmonton International about an hour. Space, privacy, updates, and a layout that works however you need it to. Don't wait &mdash; book your showing before someone else sinks it.