

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

5140 51 Street Lacombe, Alberta

MLS # A2262456



\$389,911

Division:	Downtown Lacombe				
Туре:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,464 sq.ft.	Age:	2015 (10 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.06 Acre				
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped				

		Sewer:	-
Roof: Aonh	salt Chinala		
Aspin	nalt Shingle	Condo Fee:	-
Basement: Finish	hed, Full, Separate/Exterior Entry, Walk-Up To Grade	LLD:	-
Exterior: Stuce	со	Zoning:	R4
Foundation: Pour	red Concrete	Utilities:	-

Features: Separate Entrance

Inclusions: fridge stove dishwasher microwave washer dryer garage door opener and all controls all window coverings

Welcome home to this beautifully kept 4 bedroom, 3 bathroom half duplex ideally located in the heart of downtown Lacombe. This inviting home offers a bright and open main floor with a spacious kitchen, dining area, and comfortable living room — perfect for family gatherings or quiet evenings to spend time in. The primary suite features its own ensuite bath, and the fully finished basement with separate entrance & with infloor heat plumbed in to keep the feet warm on cold winter nights. It also provides extra space for a family room, home office, or guest area. Enjoy the convenience of being close to schools, playgrounds, shopping, and all downtown amenities — everything you need is just a short walk away. With a private yard and friendly neighbourhood setting, this home combines comfort, location, and community charm. A wonderful opportunity for families, first-time buyers, investors, or anyone looking to enjoy the welcoming lifestyle Lacombe is known for!