



GRASSROOTS
REALTY GROUP

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**5140 51 Street
Lacombe, Alberta**

MLS # A2262456



\$379,000

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,464 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R4
Foundation:	Poured 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 full /2 ice 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!