



GRASSROOTS
REALTY GROUP

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

4606 55 Avenue
Lacombe, Alberta

MLS # A2263379



\$325,000

Division:	Meadowview Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,089 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Stove, fridge, dishwasher, hoodfan, washer dryer appliances as is

Tucked away in a prime location close to all amenities, this charming 2-bedroom bungalow is perfect for first-time buyers or those looking to downsize. The bright, open floor plan features vaulted ceilings, a cozy fireplace in the living room, and a dining area with access to the back deck—ideal for relaxing or entertaining. The functional kitchen offers plenty of counter space and classic white cabinetry. The primary bedroom includes a convenient cheater door to the 4-piece bathroom, while the second bedroom is a great size and features main floor laundry for added ease. The basement is partially finished with completed exterior walls and a bathroom—ready for your finishing touches. Enjoy the spacious fenced and treed yard with a two-stall parking pad and ample space for a future garage. With a few updates, this home offers incredible potential and value in a great location.