



GRASSROOTS
REALTY GROUP

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4727 49A Avenue
Lacombe, Alberta

MLS # A2263444



\$329,900

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,123 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Lawn		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full, Walk-Out To Grade
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: BLINDS

This well-maintained one-owner duplex offers flexible living arrangements suitable for families. The main level includes two bedrooms, a four-piece bathroom, a spacious living room, and a kitchen. The walkout basement features a third bedroom, a five-piece bathroom, and an open concept living area with a wet bar. This layout is ideal for families or for those seeking privacy with a roommate occupying the basement level. Notable features upstairs include hardwood flooring, granite countertops, a built-in corner china cabinet, and a corner pantry. The recently rebuilt 12 x 20 south-facing deck provides ample outdoor space to enjoy sunlight. Additional highlights include back alley access and a low maintenance yard. This one-owner home is ready to welcome its next family!