



GRASSROOTS
REALTY GROUP

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**B, 5915 45 Avenue
Lacombe, Alberta**

MLS # A2263638



\$235,000

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,074 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Total living area is 1200 square feet (112 square meters) on two levels. Lower level has entry, living room, dining room, kitchen, half bath, laundry and furnace utility area. Upper level has full bath plus 3 bedrooms with the master having walk-in closet and patio door to a balcony deck. Two car carport and garden storage shed in fenced back yard.