5422 49 Avenue
Lacombe, Alberta

MLS # A2266591

$397,000

Division:	Downtown Lacombe
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bungalow

Size:	1,208 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	4	**Baths:**	2 full / 1 half

Garage:	Single Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding	**Zoning:**	R4
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry		

Inclusions:	SHED

This well-appointed duplex in downtown Lacombe exemplifies quality construction throughout. The residence features an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen is equipped with maple cabinetry, oil-rubbed bronze hardware, a two-tier island with eating bar, corner pantry, and black appliances. The primary bedroom offers a four-piece ensuite and a walk-in closet, with main level laundry for added convenience. A second bedroom near the entrance provides flexibility as a potential home office. The fully finished basement includes a spacious family room with wet bar, an additional four-piece bathroom, storage/utility room, and two more bedrooms. This property accommodates various lifestyles, including those seeking to downsize, empty nesters, or growing families. The detached single garage measures 14x24, and the yard is fenced and landscaped with back alley access. Additional features include low E argon windows, a high-efficiency furnace, exterior foundation waterproofing (Tremco Watchdog), R20 exterior wall insulation, R40 attic insulation, pex plumbing, acrylic stucco, and 35-year shingles. There are no condominium or HOA fees. Immediate possession is available.