



GRASSROOTS
REALTY GROUP

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**5227B 47 Street
Lacombe, Alberta**

MLS # A2276813



\$320,000

Division:	Downtown Lacombe		
Type:	Residential/Duplex		
Style:	3 Level Split, Attached-Side by Side		
Size:	1,100 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Rear Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Extra fridge in utility room, tv mount in basement family room

Visit REALTOR® website for additional information. Affordable, Euro-contemporary & fully renovated! This semi-detached 3-level split is perfectly located in the heart of Lacombe. Clean & contemporary design and plenty of storage throughout create a home that feels modern and comfortable. Major updates include newer shingles, updated triple-pane windows, upgraded plumbing (PEX) and electrical systems, and stylish finishes that highlight the home's unique character. Step inside to a bright, open main floor featuring vaulted ceilings, large windows, and beautiful natural woodwork that adds warmth to the contemporary design. The main living room centers around a cozy wood-burning fireplace with a stone mantle and a bay window that captures the afternoon sun — a perfect gathering spot on quiet evenings at home. The refreshed kitchen offers excellent flow for cooking and hosting, complete with an island, newer stainless appliances, and plenty of workspace and storage. The upper level includes two generous bedrooms and a newly completed 5-piece bathroom. The lower level expands your living area with a spacious rec room, an additional bedroom, another full 4-piece bathroom, and a dedicated laundry room. A large crawl space under the main living room offers even more convenient storage. Outside, the partially fenced backyard provides space to relax, a large new shed, and ample room to build a future garage if desired. The location couldn't be more convenient — just steps from the mall and within walking distance to parks, schools, groceries, restaurants, and everyday essentials. A truly move-in-ready opportunity for buyers seeking a renovated home with Euro-inspired style, a functional layout, and unbeatable value in one of Lacombe's most convenient locations.

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