



GRASSROOTS
REALTY GROUP

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

**4714 55 Avenue
Lacombe, Alberta**

MLS # A2278845



\$390,000

Division:	Lacombe Residential Subdivision		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Rectangular Lot, Stre		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows

Inclusions: Storage Shed

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

This Great Home is ready for the next story. It was built with function in mind and is perfect for the family or the empty nesters. The outside Stucco finish with the River Rock make this a very solid exterior with very little outside maintenance. The yard is fully landscaped, but low maintenance in mind. There is a back deck with Trex Decking and aluminum railing off the kitchen. On the parking pad in the back of the house there is a 30 RV plug to have the holiday trailer ready to go and easy to pack. When you walk into the home it opens up to the living room. The living room has a nicely appointed mantle fire place with the same river rock as the exterior of the home. This makes the front living area a cozy area to entertain or watch TV. On the north side of the main floor is the kitchen and dining area. The kitchen has a breakfast bar island to also enjoy meals, or everyone can sit at the dining room table. The kitchen has a full package of brand new stainless steel appliances. There is a 4 piece bathroom on the main just down the hall from the kitchen. The primary bedroom is attached to a 3 piece ensuite. The laundry is on the main floor and is just off the garage entry with a counter for folding and a pantry for the extra kitchen supplies. The garage and basement have full functioning in-floor heat. The mechanical room is in the basement. There is a forced air furnace and two hot water tanks, one for the domestic water along with one for the in-floor heat. The basement has a roughed in bathroom along with all the exterior walls drywalled, painted and electric outlets installed. It is an open foot print with all the potential to be a great living space for the family.