



**GRASSROOTS**  
REALTY GROUP

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**5031 57 Street  
Lacombe, Alberta**

**MLS # A2281738**



**\$339,900**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Blinds, wardrobe in basement bedroom, wardrobe in mudroom

Charming and full of character, this cozy bungalow offers comfort, updates, and an unbeatable location in the heart of downtown Lacombe. Neutral paint creates a bright, welcoming feel, while newer windows and doors add both efficiency and peace of mind. The home has been well maintained and is fully finished, making it truly move-in ready. Step outside and you'll fall in love with the beautiful, oversized yard featuring a peaceful, park-like setting — perfect for relaxing, entertaining, or letting kids and pets play. The deck has been recently replaced and stained, and the surrounding newer sidewalks add to the home's tidy curb appeal. The back alley ads future possibilities for whatever you need. Whether you're just starting out, looking to simplify, or ready to downsize without compromise, this property is a fantastic fit. A solid home, a great yard, and a walkable central location — this one checks all the boxes.