



GRASSROOTS
REALTY GROUP

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

**5210 47 Street
Lacombe, Alberta**

MLS # A2283403



\$404,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions: Gas BBQ, Chest Freezer

If you are seeking a home in the heart of downtown Lacombe, this well-maintained bungalow offers an excellent opportunity. As only the second owner since its construction in 1967, pride of ownership is evident throughout. The main floor features a spacious kitchen with ample countertop space, a dining area, and a comfortable living room. There are three bedrooms on this level, including a primary bedroom with a two-piece ensuite. One bedroom has been converted to accommodate main floor laundry but may be reverted to serve as a third bedroom if desired. The basement includes a fourth bedroom, a three-piece bathroom, and a large family/games room fitted with a dry bar. Built-in benches convert into double-size beds, making the area ideal for hosting guests. Notable updates include new countertops, cabinetry, backsplash, a large island, abundant oak cabinetry, custom built-ins, modern tile flooring, and the majority of windows replaced. Additional insulation was also added when the siding was updated. Outdoor amenities feature a covered patio with a wood-burning brick fireplace, perfect for use during spring, summer, and autumn. The property includes a single-car garage, fenced yard, garden shed, garden area, and convenient back alley access. Shingles were replaced around 2015.