



**#302, 5102 48 Street  
Lacombe, Alberta**

**MLS # A2292779**



**\$229,911**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	752 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Paved, Plug-In, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 471

**LLD:** -

**Zoning:** R6

**Utilities:** -

**Inclusions:** fridge, stove, builtin dishwasher, microwave, all window coverings, all ceiling fans, washer and dryer, wall air conditioner as is

Looking to downsize? Tired of shovelling ALL that snow and keeping up with mowing ALL that grass? Here is the perfect place to call HOME!! STRESS FREE , secure building and NO OUTSIDE MAINTENANCE! Immediate possession of this 1 bedroom, 1 generous sized den, 1 FULL bath c/w with in suite laundry. An open floor plan and freshly painted and immaculate condition. MOVE IN READY! You will love the East facing deck to enjoy the stunning sunrises in the morning as you have your morning hot drink. There are two Large storage rooms at each end of the balcony. There is off street designated parking with plugin at the rear of the building or for a nominal fee you can rent a stall from one of the other occupants of the building in the enclosed podium parking . This property is conveniently located and is in close proximity to all amenities- pharmacies, banks, shopping, post office, cafes, doctor, dentist offices, and stroll downtown visiting all the beautiful shops, the list goes on. You will definitely save money on gas as you can easily walk to anything you need. You will appreciate the new you as you benefit from all the walking keeping you fit and healthy. This gorgeous unit in the 55+ adult condominium definitely has 10 rating on the home buying scale.