



**5439 47 Avenue  
Lacombe, Alberta**

**MLS # A2297827**



**\$419,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Standard Shaped Lot		

**Heating:** Mid Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 19-40-26-W4

**Exterior:** Stucco, Wood Siding

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Wet Bar

**Inclusions:** Natural Gas BBQ on Deck, Air Compressor in Garage, Second Refrigerator

Well maintained Bungalow with Double Detached Garage, across from the Hospital in Lacombe. Large windows allow for plenty of natural light, there's also a Spacious kitchen, with laminate counter tops, full tile backsplash, timeless cabinetry, with access to a modest dining area that leads to a very large deck out back. There are also two bedrooms on the main floor with a full 4 piece bathroom. Downstairs comes with a second kitchenette, another 4 piece bathroom, large Rec Room area, and an office that could serve as a third bedroom (window does not meet egress, no closet). Maintenance on this home is up to date, with plenty of updates including windows and doors throughout, roof on garage & house (2023), laminate floors (2024), H/W tank (2020). There is also a pull thru driveway with space for RV parking, an RV plug, and an oversized (27' x 27'), heated double detached garage, with floor drain. There's a new RPR with compliance (March, 2026).