



5236 50 Street
Lacombe, Alberta

MLS # A2299195



\$249,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,050 sq.ft.	Age:	1920 (106 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Fruit Trees/Shrub(s)		

Heating: In Floor, Forced Air

Floors: Carpet, Hardwood, Laminate, Linoleum

Roof: Asphalt

Basement: Crawl Space

Exterior: Vinyl Siding, Wood Frame

Foundation: Block

Features: Beamed Ceilings

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: N/A

Charm, character, and over a century of Lacombe history — this 1920 one-and-a-half storey is one of a kind. Sitting on a mature double lot in the heart of Downtown Lacombe, it offers the kind of setting that is simply not replicated in newer neighbourhoods: a covered front porch framed by established trees, a fenced yard with flowering and apple-producing trees, and a neighbourhood you can walk from. Inside, the home features beamed ceilings, a practical main floor layout with a good-sized kitchen, dining room, and living room, main floor laundry, and the primary bedroom all on the main level. The upper loft offers a generous second bedroom. A full bathroom completes the main floor. Updates over the years include new roof and eavestroughs on both the house and garage, some new windows, a refreshed kitchen with new cupboards, countertop, and backsplash, an updated electrical box, and in-floor heat and tile in the back entry and bathroom. All appliances are included. Outside, the 50 x 120 lot provides plenty of room to breathe. A detached single garage (14 x 22), a fenced backyard, extra parking, and a deck round out the property. Parks, schools, a playground, and the full amenities of downtown are all close by. A perfect starter home, a smart revenue property, or a place for anyone who appreciates the character and craftsmanship of a true Lacombe original.