



**5019 60 Street Close
Lacombe, Alberta**

MLS # A2299800



\$499,900

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|------------------|--|---------------|-------------------|
| Division: | Downtown Lacombe | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,409 sq.ft. | Age: | 1987 (39 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa | | |
| Lot Size: | 0.27 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Se | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Cork, See Remarks, Vinyl | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Other | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Built-in Features, Central Vacuum, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s) | | |

Inclusions: Fridge, Stove, Oven, Dishwasher, Hood Fan, Washer, Dryer, Water Softener, Humidifier, A/C Unit, Central Vacuum and Attachments, Window Coverings, Light Fixtures, Family Room Storage Cabinet, Shed, Greenhouse, Raised Garden Beds, Built-in Desk (Kitchen)

5019 60 Street Close is ideally located in one of Lacombe's most desirable neighborhoods. Curb appeal is high with the home's stucco and brick exterior. The private, pie-shaped backyard will check all the boxes for most homeowners. Parking and RV parking (with plenty of room for long trailers or a large motorhome) is easily accessible from the back lane. The large deck covered with composite deck material features privacy glass, built-in drink counters, and a natural gas line for the cooking grill. The paving stone patio area with fire pit provides additional space for rest, relaxation, and entertaining. Large trees offer some shade, but not too much, as the raised garden beds (included in sale) and greenhouse (also included) catch plenty of sun during the growing season. You will appreciate the extra storage space in the garden shed. Step inside through the front door to spacious entry and open living/dining area with vaulted ceilings. The modern kitchen features a large double sink, stainless steel appliances, gas top stove, striking hood fan, separate oven, glass tile backsplash, and luxurious stain-resistant countertops. A built-in workstation is smartly tucked into a light filled corner with pleasant outside views. Three bedrooms fill the upper level. The good-sized primary bedroom is connected to a stunning 3 piece bathroom. (All the bathrooms in this home have been significantly upgraded.) The tile work is impressive. The shower is barrier-free (no step is required). The other two bedrooms are perfect for little ones and/or guests. These rooms share a second, 3 piece bathroom on this floor. It too, has been renovated and features amazing tile work and a barrier-free shower. The spacious family room in the lower level has a wood burning fireplace faced with tile and brick. The fourth bedroom is located just off the family room. The 4 piece ensuite bathroom

attached to the bedroom is impressive. Finished similarly to the upstairs bathrooms, this spa-like bathroom has a steam shower with sitting bench and a bonus jetted tub. The laundry room is situated on this level as well. The separate entrance to the side yard on this level is readily accessed from the front driveway or backyard parking pad. The 2nd lower level gives the homeowner further options. The largest space can function as a recreation area, theater room, craft area, or exercise room. There is storage galore on this level including a true cold room. The utility room is loaded with quality appliances: high efficiency furnace, hot water tank, water softener, automatic humidifier control, central vacuum, and heat recovery ventilator that provides energy efficient air exchange and improved air quality. All this, plus a high quality air conditioner. The attached heated garage (with drain) offers convenient access to the kitchen (for grocery days). 5019 60 Street Close is a terrific family home. Homes with special yards like this are hard to find in the City of Lacombe.