



**5602 51 Avenue
Lacombe, Alberta**

MLS # A2300758



\$269,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	587 sq.ft.	Age:	1951 (75 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	0.20 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: All blinds and window coverings, 2 storage sheds

Looking for a fantastic opportunity to own your first home or add to your investment portfolio? Look no further than with this charming, upgraded bungalow. Ideally situated within walking distance to shopping, restaurants, parks, and everyday amenities, this little gem offers exceptional convenience and value. Step inside to a bright and inviting kitchen filled with an abundance of natural light. Just off the kitchen, the comfortable living room is the perfect place to relax or visit. The main floor also features a primary bedroom and a full bathroom, enhanced with updated tile work in the shower (2025), offering both style and functionality for everyday living. The lower level presents excellent potential to expand your living space. A newly drywalled family room (2024) adds versatility. There have been many renovations over the past 5 years including new windows, flooring, paint, lighting, and deck railing. Outside, enjoy a front deck that is perfect for soaking up the warmer days ahead. The large back yard is framed by mature trees and shrubs, creating a private outdoor retreat, and features a new fence (2024) along with two storage sheds. There is plenty of space to add a garage in this sizable back yard. This property is an excellent place to call home!