

**5607 48 Avenue  
Lacombe, Alberta**

**MLS # A2258318**



# \$454,000

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Irregular Lot, Landscaped, Reverse Pie Shap		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

**Inclusions:** Storage Shed, Fridge(2), Stove (2), Fridge (2), Washer and Dryer, Garage Door Opener

Welcome to 5607 48 Avenue in Lacombe – a spacious home with extensive updates and a versatile floor plan. The main floor has undergone substantial renovation, including new flooring, a fully updated kitchen with modern appliances, a new 4-piece bathroom, and fresh paint throughout. The lower level has also been refreshed with a renovated 3-piece bathroom, new paint, and features a large family room highlighted by a brick-facing natural gas fireplace. The main level includes three bedrooms, with one currently set up as a home office, along with an L-shaped living/dining room that provides ample space for family gatherings. The home also features a separate entrance, offering flexibility for extended family or guests. Upgrades extend to the exterior with all new vinyl windows, a new set of garden doors, and a complete exterior repaint within the past year. Outdoor living is enhanced by a 7.5 x 21 covered deck overlooking the backyard with tall spruce trees, providing shade and privacy. Parking options include a front covered carport with direct access to the basement, as well as a single garage in the backyard. There is also plenty of space to accommodate RV parking. This property is located directly across from the hospital and within close proximity to the Lodge, making it convenient for healthcare access and community services. With its thoughtful renovations, functional layout, and excellent location, this property offers space, comfort, and opportunity for a wide range of buyers.