

**5130 48 Street  
Lacombe, Alberta**

**MLS # A2271339**



# \$349,000

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	None, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Appliances are negotiable

Visit [REALTOR® website](#) for additional information. Step into this beautifully renovated semi-detached home in the heart of Lacombe—an ideal opportunity for first-time buyers or savvy investors. With immediate possession available, you can move in or begin your new journey. Natural light pours through large east-facing windows, filling the bright, open-concept main floor with a warm, inviting glow. The refreshed kitchen with island and updated bathrooms blend modern style with everyday functionality, while new flooring and fresh paint throughout the home create a clean, move-in-ready feel. Offering 3 bedrooms on the upper level and 2 additional bedrooms downstairs, this home provides the flexibility families, roommates, or tenants appreciate. The spacious lower-level recreation room is perfect for movie nights, a playroom, or a home gym. A fully finished laundry room adds practical convenience. Outside, enjoy off-street parking and a location within walking distance to downtown shops, dining, schools, and parks. Whether you're starting your homeownership journey or expanding an investment portfolio, this home delivers comfort, value, and immediate appeal.