

**5140 51 Street  
Lacombe, Alberta**

**MLS # A2262456**

**\$379,000**



<b>Division:</b>	Downtown Lacombe	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b> 2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** fridge stove dishwasher microwave washer dryer garage door opener and all controls all window coverings

Welcome home to this beautifully kept 4 bedroom, 3 full /2 ice bathroom half duplex ideally located in the heart of downtown Lacombe. This inviting home offers a bright and open main floor with a spacious kitchen, dining area, and comfortable living room — perfect for family gatherings or quiet evenings to spend time in. The primary suite features its own ensuite bath, and the fully finished basement with separate entrance & with infloor heat plumbed in to keep the feet warm on cold winter nights . It also provides extra space for a family room, home office, or guest area. Enjoy the convenience of being close to schools, playgrounds, shopping, and all downtown amenities — everything you need is just a short walk away. With a private yard and friendly neighbourhood setting, this home combines comfort, location, and community charm. A wonderful opportunity for families, first-time buyers, investors , or anyone looking to enjoy the welcoming lifestyle Lacombe is known for!