

**5322 55 Street
Lacombe, Alberta**

MLS # A2277472



\$325,000

Division: Downtown Lacombe

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,357 sq.ft. **Age:** 2006 (20 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Off Street, Stall

Lot Size: 0.06 Acre

Lot Feat: Back Yard

Heating: Forced Air

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R4

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home

Inclusions: Fridge, stove, washer, dryer, dishwasher and Microwave

The perfect family home, situated in an ideal location and available at a competitive price. This home offers an open-concept floor plan on the main level, featuring a generously sized living room that flows seamlessly into the dining room and kitchen. The kitchen provides ample cabinetry, expansive working space, and convenient access to the back. The main level is completed by a two-piece washroom and a flexible room that can serve as an office or a fourth bedroom. The upper level features three comfortable bedrooms and a four-piece washroom. The basement boasts a large recreation room illuminated by abundant natural light. This home is ready for immediate occupancy and is located in a quiet area of Lacombe, offering convenient proximity to schools, parks, and shopping amenities. Seller is very motivated to sell.