

**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
Floors:	Carpet, Laminated, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R4
Utilities:	-

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.