



## 5489 51 Avenue , Lacombe, Alberta - \$250,000



Main Photo

### Property Description

Welcome to one of the prettiest streets in Lacombe! This charming 3-bedroom, 2-bath, 3-level split home is full of potential—whether you're a first-time buyer, looking to downsize, or investing in a revenue property. Situated on a spacious corner lot with a park just across the street, the location is peaceful and convenient.

Inside, you'll find a bright and open main living area with a warm pine ceiling and pot lights that add a touch of character. The kitchen and living room flow together nicely, creating a welcoming space for everyday life or entertaining. Upstairs offers two cozy bedrooms, while the lower level includes a third bedroom and second bathroom—ideal for guests or a teenager—along with a roomy laundry area.

Updates include a newer tub and tile in the main bathroom, modern light fixtures, laminate flooring, and a roof done in 2015. New eavestrough last year.

Outside, the corner lot offers plenty of space and future potential—including room to build a garage with



convenient alley access. The yard is already beautifully landscaped with mature trees, lilacs, lilies, and a variety of perennials, creating a peaceful, well-established outdoor space that's both charming and full of promise.

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