

\$504,900 - 5706 50 Avenue, Lacombe

MLS® #A2078607

\$504,900

6 Bedroom, 3.00 Bathroom, 1,713 sqft
Residential on 0.30 Acres

Downtown Lacombe, Lacombe, Alberta

A Rare 1904 two story home that is full of English charm! This home has had numerous updates & upgrades while maintaining its original character. Entering the home, there is a spacious foyer with built-in shelving, hooks, seating, & beautiful wood staircase. The spacious living room is a welcoming space with a large south facing bay window, features original hardwood floors, tall ceiling height accented by crown molding, & lots of pot lights. The kitchen has been renovated and provides a great space for the family & has all new appliances in 2020/2021. French Doors off the dining room lead to the private & serene back yard with a deck & patio. The main floor also has 3-piece bath with modern tile. Upstairs you will find four good sized bedrooms with a 3 piece bath. One of the bedrooms features a walk-in closet & a patio door that leads to your private balcony overlooking the back yard. The larger bedroom to the south has lots of charm with its vaulted ceiling. The 9'™ basement is fully developed with a brand new foundation in 2007. The basement family room provides additional space with built-in storage. There are two more bedrooms, a full 4 piece bath, & laundry that completes the basement. The single car attached garage with oversized door provides additional storage space with built-in shelves & a garden door for access to the back yard. This 50 x 264 mature lot is fenced, has a garden area, a 36'™ parking pad that has lots of parking space & room for the RV



with back alley access. There is plenty of space for the dream garage without sacrificing precious yard space. Substantial upgrades include new windows, new siding, styrofoam insulation on the outside, new roof and shingles in August 2023, new water & sewer lines, & new electrical done in 2007.

Built in 1904

Essential Information

MLS® #	A2078607
Price	\$504,900
Sold Price	\$505,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,713
Acres	0.30
Year Built	1904
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5706 50 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1K7

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	Crown Molding, See Remarks
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Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	December 6th, 2023
Days on Market	90
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Lacombe
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