

\$224,900 - 5426 45 Street, Lacombe

MLS® #A2088003

\$224,900

2 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.08 Acres

Downtown Lacombe, Lacombe, Alberta

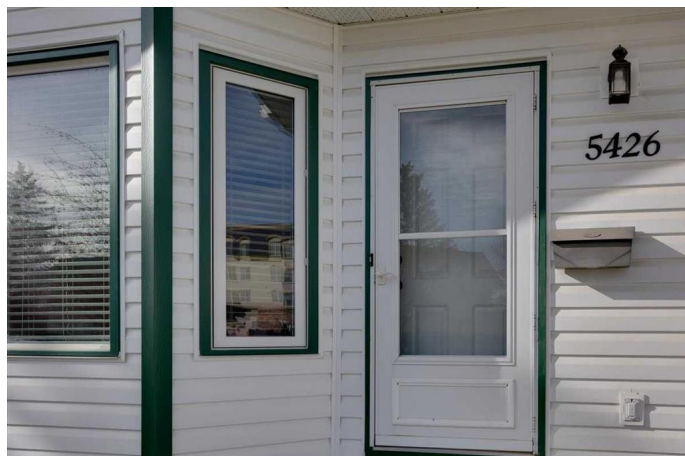
END UNIT! NO CONDO FEES! IMMEDIATE POSSESSION! So much to offer in this well kept property. Worry free living, with newer windows & doors, newer shingles & siding, newer dishwasher, & Brand New Stove & Fridge! Laminate & lino throughout keep the unit clean & fresh & large windows in all the rooms add to brightness. The kitchen is well designed with numerous cabinets & upgraded light fixtures & the dining room has lots of room for a family sized table. Main Floor Laundry is a bonus & easily fits side-by-side washer & dryer. The upstairs has a huge primary bedroom with double closets, ceiling fan & cheater access to 4 piece bathroom with large vanity. 2nd bedroom is almost as large with good sized closet. The basement is unfinished, with newer windows & rough-in for bathroom. Because this is an End Unit, the backyard is extra large and is fully fenced, with upper deck for bbq & lower cement patio for furniture! 2 parking spaces out back, lots of street parking out front & talk about Walkability-all amenities close by, including a Starbucks! Affordable Living in a Great location. **Fridge on order**

Built in 1993

Essential Information

MLS® # A2088003

Price \$224,900



Sold Price	\$216,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,008
Acres	0.08
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	5426 45 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H1

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Outside

Interior

Interior Features	No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2023
Date Sold	November 9th, 2023
Days on Market	21
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.