

\$325,000 - 4707 56a Streetcrescent, Lacombe

MLS® #A2096074

\$325,000

4 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.20 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to this FABULOUS home on a QUIET CLOSE complete with a HUGE PIE LOT and AMAZING NEIGHBOURS!! As soon as you walk through the front door you get those "homey" vibes and just want to settle in and get cozy! The large front window overlooks your front porch and the close, where you can relax and watch your kids play. An open concept kitchen and living space make for a perfect set up for entertaining guests. Down the hall are 3 large bedrooms, and two bathrooms, the primary having it's own 2 piece ensuite. Off of the kitchen is the door to what used to be a GARAGE but it has been converted to a functionable HEATED MUDROOM space and workshop/man cave! There is a possibility that this could be converted back to a garage! Continue downstairs where you will find BRAND NEW CARPET and FRESH PAINT along with a large BRIGHT living room, super functionable FULLY TILED bathroom, 4th bedroom, HUGE LAUNDRY ROOM, and TWO additional large storage rooms AND under the stair storage space! Outside you have a wide multi vehicle driveway that can accommodate a large RV. The FULLY FENCED YARD has TWO sheds, a lean to, a TWO TIER half COVERED DECK, and an ABUNDANCE of GARDENS! This yard is absolutely huge and has awesome potential for an OVERSIZED detached GARAGE/SHOP. Other RECENT EXTRAS & UPDATES this year include AIR CONDITIONING, and blown in R50



INSULATION. You can't beat this area of Lacombe, the size of this lot and it's well maintained home!

Built in 1978

Essential Information

MLS® #	A2096074
Price	\$325,000
Sold Price	\$320,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,481
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4707 56a Streetcrescent
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M7

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Driveway, Off Street, Oversized, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s),

	Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	January 25th, 2024
Days on Market	55
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.