

# \$230,000 - 5844 45 Avenue, Lacombe

MLS® #A2098909

## \$230,000

2 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.07 Acres

Downtown Lacombe, Lacombe, Alberta

Nicely kept, adult oriented Townhouse. Main floor of the 1070 sq ft bungalow features 1 bedroom, a den, oak kitchen, main floor laundry, 4 pce bath and large open living room/dining room. There is a nice sized pantry cupboard in hall just off the kitchen. There is a large south facing skylight in the dining area to provides lots of natural light. Newer vinyl flooring in kitchen, dining, living room. Basement offers a 3 pce bath, workshop/storage area, and plenty of room to develop the remainder. Yard is fenced with a small storage shed and room for gardening, flower beds of dog area. Party wall agreement is in place. Don't miss out on this little gem!

Built in 1991

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2098909      |
| Price          | \$230,000     |
| Sold Price     | \$210,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 994           |
| Acres          | 0.07          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |



|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5844 45 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1T8          |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                  |
| Parking        | Alley Access, Concrete Driveway, Garage Faces Front, Off Street, On Street, Single Garage Attached |

### Interior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Skylight(s), Vaulted Ceiling(s)                       |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s) |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Has Basement      | Yes                                                   |
| Basement          | Full, Partially Finished                              |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Other                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 28th, 2023 |
| Date Sold      | February 7th, 2024  |
| Days on Market | 40                  |
| Zoning         | R2                  |
| HOA Fees       | 0.00                |

### Listing Details

|                |                                              |
|----------------|----------------------------------------------|
| Listing Office | RE/MAX real estate central alberta - Lacombe |
|----------------|----------------------------------------------|

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