

# \$174,911 - 5540 55 Avenue, Lacombe

MLS® #A2103699

## \$174,911

2 Bedroom, 1.00 Bathroom, 636 sqft

Residential on 0.13 Acres

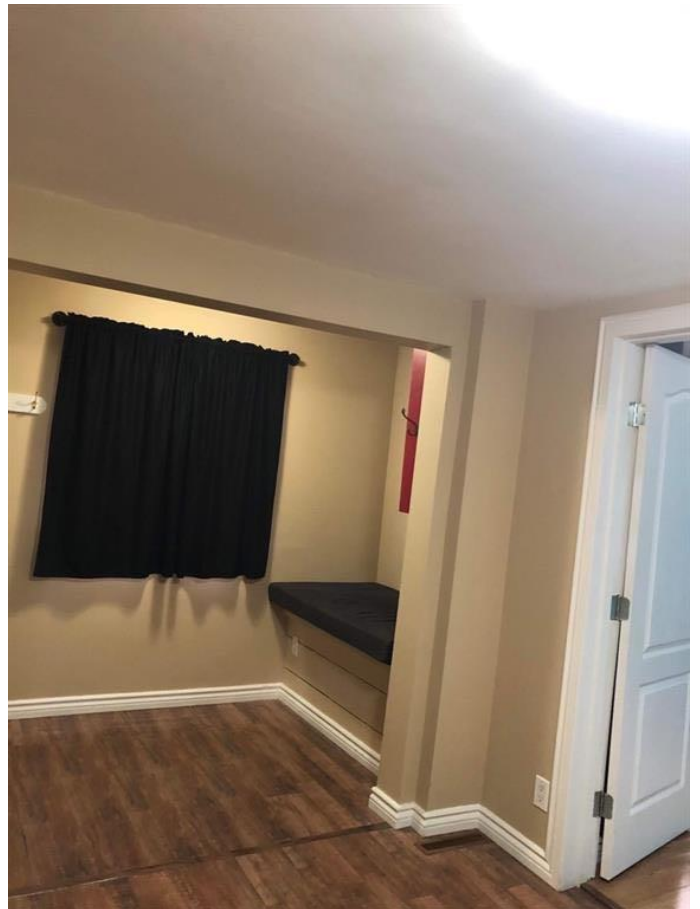
Downtown Lacombe, Lacombe, Alberta

STOP THE CAR!! THIS could be THE ONE!!  
First Time Buyers Or Investment Seekers, this quaint and adorable house is worth taking a look at! It has had a lot of TLC put into it and you need to see it to fully appreciate what has been done. There is lots packed into this cute home and would be definitely worth considering. There is lots of room to build a detached garage if desired. The proximity to the schools, walking trails, recreation centre (pool, skating, curling) and a short distance to the Lacombe memorial centre and downtown shopping is so convenient. If you are currently renting and want to get into the real estate market to commence your real estate journey and STOP paying rent, this could be the exact property you were looking for. This is a home to definitely consider when on the hunt for a place to call HOME SWEET HOME!!

Built in 1943

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2103699  |
| Price          | \$174,911 |
| Sold Price     | \$158,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 636       |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1943        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5540 55 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1L9          |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Basement          | None                                 |

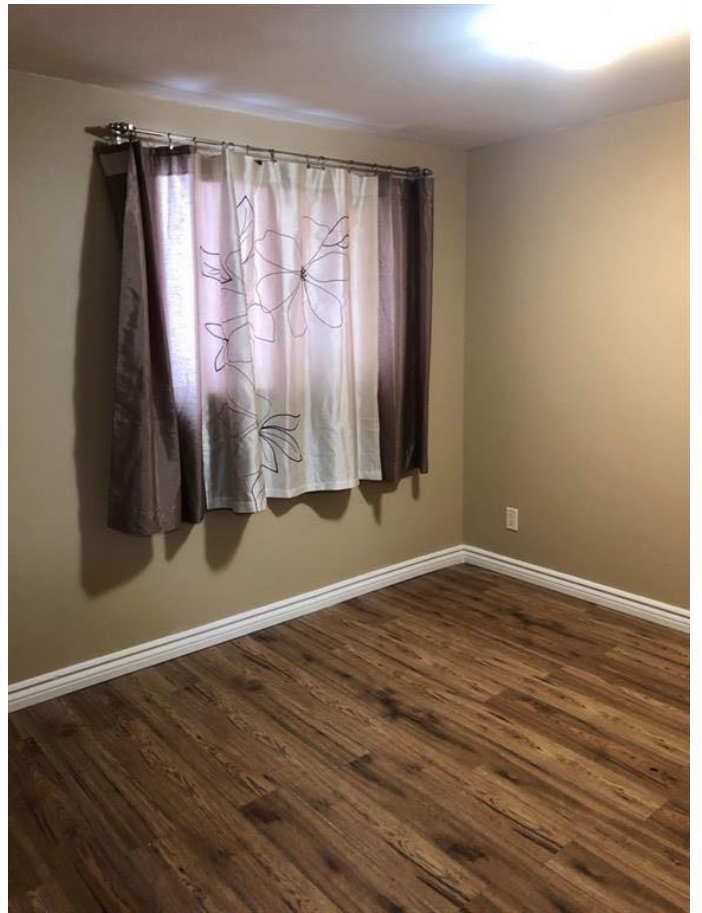
### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Back Yard, Corner Lot   |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | See Remarks             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 26th, 2024 |
| Date Sold      | July 21st, 2024    |
| Days on Market | 174                |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

### Listing Details



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