

\$379,900 - 5259 53 Street, Lacombe

MLS® #A2112243

\$379,900

5 Bedroom, 3.00 Bathroom, 1,859 sqft
Residential on 0.22 Acres

Downtown Lacombe, Lacombe, Alberta

Experience the perfect blend of charm and craftsmanship in this unique one-and-a-half-storey home, nestled on a generous double lot in the dynamic heart of downtown Lacombe. A testament to timeless elegance, this 1950's beauty has been lovingly maintained through only three ownerships.

The inviting main floor is thoughtfully designed, featuring a spacious entry that leads to a formal dining space and a spacious living room sporting unique wood paneling and charming arched doorways, perfect for entertaining and relaxation. Culinary enthusiasts will delight in the tastefully updated chef's kitchen, boasting modern cabinets, butcherblock countertops, under cabinet lighting a gas range with double oven, and elegant tile work. Keen eyes will notice the unique ceiling moldings found throughout the home.

Coziness is found in the bedrooms, with the main floor hosting the master bedroom, a well-appointed second bedroom currently being used as a home office, and an updated full bathroom, enhanced with unique characteristics such as solid wood built-in closets and a convenient laundry chute, accessible from both the 2nd floor bathroom and the main floor bathroom. Ascend to the upper level to find two expansive bedrooms, each adorned with beautiful built-in wood desks, and a half bathroom, adding to the



home's unique charm.

The finished basement offers a versatile rec room, a fifth bedroom, a full bathroom and laundry facilities, providing ample space for family activities or guest accommodation. Outdoor living is redefined in the expansive fenced yard, featuring mature trees, a picturesque plant pond, and a stunning stone outdoor fireplace, complemented by an attached covered sunroom for year-round enjoyment.

Situated across from the Sportsplex, Pool, and Splash Park, and within walking distance to schools, parks, and shops, this location offers the ideal blend of active living and convenience. Additional amenities include a single attached garage and carport, ensuring ample storage and parking.

Built in 1950

Essential Information

MLS® #	A2112243
Price	\$379,900
Sold Price	\$365,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,859
Acres	0.22
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	5259 53 Street
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Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H8

Amenities

Parking Spaces	2
Parking	Carport, Driveway, Garage Faces Side, Single Garage Attached

Interior

Interior Features	Built-in Features, Crown Molding, Storage
Appliances	Dishwasher, Double Oven, Gas Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Landscaped, Many Trees, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	June 7th, 2024
Days on Market	94
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Maximum
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