

\$315,000 - 5621 52 Avenue, Lacombe

MLS® #A2115133

\$315,000

3 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.18 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to 5621 52 Ave, Lacombe! This charming 844 sq.ft. Bungalow boasts a delightful blend of comfort and style, situated on a spacious lot with a Detached 19'x23' Garage. Updated from top to bottom, this home offers a contemporary living experience in a desirable neighborhood close to schools, services, and amenities.

Step inside to discover a bright and welcoming interior, featuring vinyl plank floors throughout for easy maintenance. The modern Kitchen is sure to impress with its white cabinets, subway tile backsplash, stainless appliances, and convenient center island. Enjoy views of the backyard and open sightlines to the main living area, perfect for entertaining guests or keeping an eye on little ones.

Relax in the cozy living room, complete with an electric fireplace with shiplap surround, adding a touch of warmth and character to the space. The main floor also includes a Bedroom, a 4-piece Bath, and a convenient Office Space (or use as a Bedroom).

Venture downstairs to find two additional Bedrooms, a 3-piece Bath, and a spacious Rec Room, providing ample space for family activities or overnight guests. The finished laundry area adds convenience to your daily routine.

Outside, the large backyard is fully fenced and features a concrete patio, ideal for outdoor gatherings or simply enjoying the fresh air. The Detached Double Garage, accessed via the



back lane, offers plenty of room for parking and storage.

Located in a mature neighborhood with a wealth of amenities and services nearby, this property offers an affordable opportunity for young families to establish roots in a welcoming community.

Built in 1937

Essential Information

MLS® #	A2115133
Price	\$315,000
Sold Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.18
Year Built	1937
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5621 52 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1L2

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Bookcases, Closet Organizers, Kitchen Island
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Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2024
Date Sold	April 12th, 2024
Days on Market	17
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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