

\$319,900 - 5706 45 Avenue, Lacombe

MLS® #A2126262

\$319,900

4 Bedroom, 3.00 Bathroom, 1,063 sqft

Residential on 0.12 Acres

None, Lacombe, Alberta

Excellent first-time buyer or investment property. This 4 level split is located close to main street and has easy access to HWY 2/2A. It is located on a quiet street. As you enter the home into the living room, there is a corner gas fireplace which leads to the kitchen/dining area. The kitchen has been upgraded and faces south. On the upper level are 3 bedrooms, the primary bedroom has a 2-pce ensuite as well there is a 4-pce bath. On the lower level there is a bedroom or could easily be a nice den with glass doors and a good sized family room. The basement is partially finished with a storage room and a furnace/utility room with updated furnace. The side deck is 39'8" X 8'10" which is a lovely area for enjoying your summer days and lots of space for your BBQ. The back deck is 10X21. The garage is 11'1x19, it has a concrete floor with a newer overhead door. The windows have been updated, shingles on the house & deck all within the last 10 years. Shed is included and back yard is fenced, some additional room behind the garage for parking. Fridge will be replaced, not as shown.

Built in 1980

Essential Information

MLS® # A2126262

Price \$319,900



Sold Price	\$320,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,063
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	5706 45 Avenue
Subdivision	None
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1V8

Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Private

Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 9th, 2024
Days on Market	14
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Royal Lepage Tamarack Trail Realty
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