

\$329,900 - 5 Liberty Close, Lacombe

MLS® #A2135145

\$329,900

3 Bedroom, 2.00 Bathroom, 1,132 sqft
Residential on 0.09 Acres

Lincoln Park, Lacombe, Alberta

5 Liberty Close is located in a super desirable area of the City of Lacombe. The half duplex property checks off many boxes for prospective buyers. Highly sought after features include: an attached (12' x 21' 8") garage, main floor laundry, vaulted ceilings, breakfast counter, screened in sunroom (11' 6" x 9' 6") with high quality vinyl flooring, walk out basement, exposed aggregate front steps and patio, natural gas barbecue connection, walk-in closet, finished basement with large recreation room and gas fireplace, in-floor heat, and more. The central location is ideal - within walking distance to grocery stores, a pharmacy, and other shopping and restaurants. Liberty Close is tied into Lacombe's fantastic walking/bike paths and trail system. The backyard is comforting, with just enough yardwork to make it your own special place. There's a shady patio spot underneath the sunroom for those warm summer days. The seller and guests really enjoyed their time in the sunroom with views of the pretty backyard, the birds, and the active community. The sunroom windows open up easily to allow a gentle, refreshing breeze if desired. The main floor includes a welcoming living room/dining room/kitchen area. The primary bedroom is spacious and features a walk-in closet. As mentioned before, the attached garage and main floor laundry are a big bonus. The second bedroom on the main floor is loaded with natural light and has served as a office/den. The basement's



walkout design provides extra light in the large recreation room. A third bedroom and second bathroom in the basement provides a nice, private spot for guests. The extra large storage room is a perfect spot for crafting or a hobby area. The utility room has two hot water tanks, water softener/filtration equipment, a central vacuum, and a Flair Venmar ventilation unit. Pride of ownership is very evident as this gem of a home has been well looked after over the years.

Built in 1993

Essential Information

MLS® #	A2135145
Price	\$329,900
Sold Price	\$320,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.09
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	5 Liberty Close
Subdivision	Lincoln Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1P3

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot
Roof	Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	June 7th, 2024
Days on Market	10
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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