

\$390,000 - 5455 52 Avenue, Lacombe

MLS® #A2141665

\$390,000

4 Bedroom, 3.00 Bathroom, 1,641 sqft

Residential on 0.23 Acres

Downtown Lacombe, Lacombe, Alberta

You KNOW you have driven past this landmark home in Lacombe and dreamed of spending time on the wrap around porch! Many upgrades in this historic home, with the uniqueness still holding true with the most amazing curb appeal on a corner lot! Within close proximity to downtown shopping and restaurants, a double attached garage built in 1972 that is large, tall and heated, and then a single attached garage/studio/mancave added in 1987 that is separate and heated as well “ you have LOTS of options! Create a secondary entertaining space, run a home based business, the choice is yours. Inside the front door you will find a terrific entrance with lots of room, a great open main living area with 3-sided fireplace and “ hardwood and carpet with a half bath as well as a dining area and large kitchen upgraded with cabinets and granite counters. Upstairs are 3 bedrooms “ EACH with its OWN Balcony!!! And a full bath with a clawfoot tub that continues to add to the charm. The basement is developed with another bedroom, family room, laundry and full bathroom. The inside is great “ but it is the OVER 1135 SQ FT of Covered wrap around deck space where you will be spending most of your time!! A mature yard that is fully fenced and plenty of off-street parking. You know you have always admired this property; now you have the amazing opportunity to call it home!!

Built in 1928



Essential Information

MLS® #	A2141665
Price	\$390,000
Sold Price	\$375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,641
Acres	0.23
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5455 52 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1L1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad

Interior

Interior Features	Granite Counters, Natural Woodwork
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Family Room, Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	June 12th, 2024
Date Sold	October 15th, 2024
Days on Market	122
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Ponoka
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