

\$329,900 - 5813 52 Ave, Lacombe

MLS® #A2168219

\$329,900

3 Bedroom, 1.00 Bathroom, 1,082 sqft

Residential on 0.19 Acres

None, Lacombe, Alberta

Nestled in a peaceful, mature neighborhood of Lacombe, this well-maintained bungalow is ideally located near schools, and just minutes from downtown, Lacombe golf course, and Highway 2. The home sits on an expansive 67' x 120' lot, offering privacy and beauty with its many mature trees, and paved driveway. The long term owners resided here since 1972, and kept their home maintained throughout their time. Step inside to find a bright and inviting living room, where large windows frame stunning views of the treed front yard and greenspace across the street. The open layout offers plenty of room for all your furnishings. The kitchen, complete with ample counter space, fridge (2022), stove, and dishwasher, provides a lovely view of the serene backyard. Down the hall, you'll find a spacious built-in closet, a 4-piece bathroom, two generously sized bedrooms, and a primary bedroom. The lower level presents exciting potential, featuring a partially finished basement with room for up to 3 oversized bedrooms, allowing for your personal touch to complete the space. The large laundry and mechanical room is also located downstairs, offering plenty of storage and utility space. A detached oversized heated garage and additional paved parking pad add convenience to this charming property. This garage was built in 1999 and has plenty of space for the safe storage of your vehicles and other belongings. The shingles were replaced on both the house and garage within the past 5



years. Additional storage space is available in the 10 x 10 shed which is conveniently located beside the garage. There is so much potential, an ideal location, ample space, and great opportunityâ€”ready for new owners to enjoy.

Built in 1967

Essential Information

MLS® #	A2168219
Price	\$329,900
Sold Price	\$318,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,082
Acres	0.19
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5813 52 Ave
Subdivision	None
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2024
Date Sold	October 8th, 2024
Days on Market	13
Zoning	Residential
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Ponoka
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