

\$349,900 - 5260 52 Street, Lacombe

MLS® #A2171166

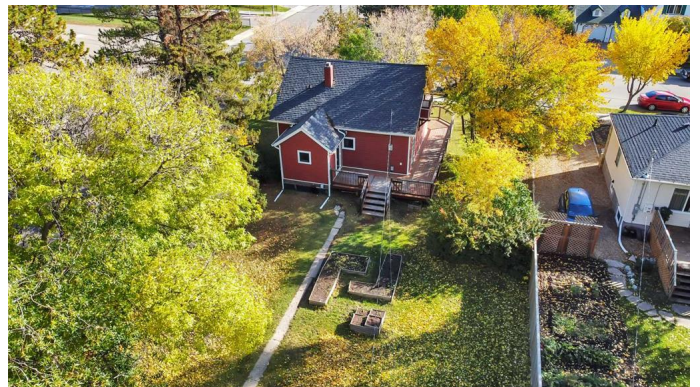
\$349,900

4 Bedroom, 2.00 Bathroom, 1,309 sqft

Residential on 0.22 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to your dream home! This charming residence, zoned R4 for residential multi-unit dwelling, boasts a beautifully done exterior and a stunning wrap-around deck, perfect for enjoying your morning coffee or just relaxing after a long day at work. The inviting front entrance sets the tone for the warmth and natural light that fills the home. Step inside to discover a brand-new kitchen that features soft-close drawers, under-cabinet lighting, stainless steel appliances, and a convenient breakfast eating bar. With 4 spacious bedrooms and 2 bathrooms, there's plenty of room for family and guests. Situated on a large, private lot, this property comes equipped with ready-to-go garden boxes for your green thumb! Enjoy the convenience of being close to schools, playgrounds, a splash park, and just blocks away from the Memorial Centre. This home has been thoughtfully renovated, with all windows and doors upgraded to triple-pane Euroline style for energy smart sustainability. The main floor showcases stunning rough timbers for a rustic touch, while plumbing and electrical systems have been updated for peace of mind. There is a newer roof which adds value and has balconies off the upper bedrooms giving a great aesthetic look to this home. In addition, the back entrance features a beautifully tiled area with a sink, closet, and cabinets, making it a functional and stylish space. With 2 x 4 walls upgraded to 2 x 6 and all insulation enhanced to R40, this home is not only cozy but also



energy efficient. Don't miss your chance to own this meticulously maintained and fully developed home that perfectly blends charm and modern amenities!

Built in 1951

Essential Information

MLS® #	A2171166
Price	\$349,900
Sold Price	\$356,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,309
Acres	0.22
Year Built	1951
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5260 52 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H8

Amenities

Parking Spaces	4
Parking	Alley Access, Off Street, Rear Drive, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Beamed Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Garden, Many Trees, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2024
Date Sold	October 12th, 2024
Days on Market	3
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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