

\$299,900 - 5402 47 Street, Lacombe

MLS® #A2173845

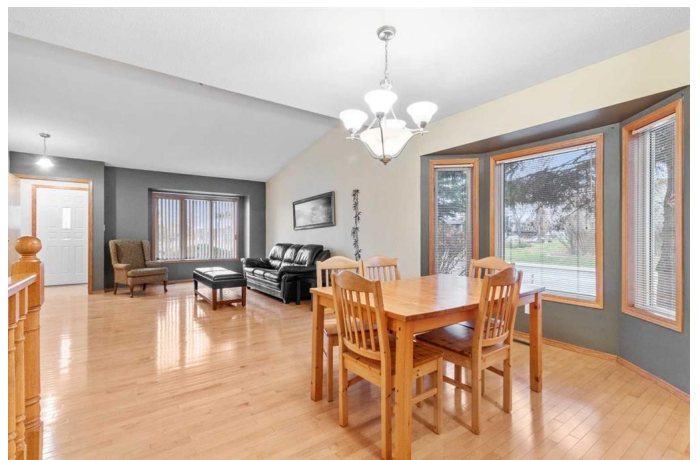
\$299,900

3 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.10 Acres

Downtown Lacombe, Lacombe, Alberta

Comfort, community and MAIN FLOOR living in pretty downtown Lacombe. With a coveted end/ corner unit location, you get morning to evening sun! With pretty curb appeal, the home opens to a small dedicated front entrance. This open concept main living space is both spacious and warm with beautiful hardwood and big south & east facing windows! The practical u-shaped kitchen has plenty of cupboard space, work space and a big south window facing the garden. There is an adjacent pantry for your convenience. Directly off the kitchen is a large bedroom/ office with access to the deck & backyard. The primary bedroom is even bigger and flanked by nice sized west facing windows. There is a clever walk through closet leading to the sparkling 4 piece bathroom. The main floor also has a number of storage closets and MAIN floor laundry. Access to the fully finished garage is adjacent to the laundry room. The basement features a family room with a large closet, a spare bedroom and a 3 piece bath. There is also a massive storage room for all your extras! Main floor hardwood and ceramic tile installed in 2015, new furnace in 2023. Deck access from the bedroom/ office takes you to a landscaped and private yard. The HUGE covered deck offers some shade from the sun and a great place to watch weather coming in from the west! There is a rock garden with a place for a fountain, mature shrubs and trees, a garden shed all overlooking Powpows park. The home sits on



a corner lot within CLOSE walking distance to grocery shopping, banks, Dr's Office and all the other downtown amenities Lacombe has to offer. The community on 47th is CLOSE, and offers a great place to connect with your neighbours AND main floor living at its BEST!

Built in 1993

Essential Information

MLS® #	A2173845
Price	\$299,900
Sold Price	\$295,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.10
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	5402 47 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1H5

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home
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Appliances	Dishwasher, Refrigerator, Washer, Gas Dryer, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Storage
Lot Description	Corner Lot, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2024
Date Sold	November 21st, 2024
Days on Market	30
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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