

\$349,000 - 5520 53 Avenue, Lacombe

MLS® #A2174642

\$349,000

3 Bedroom, 2.00 Bathroom, 928 sqft
Residential on 0.20 Acres

None, Lacombe, Alberta

Step into a home where style meets function at 5520 53 Ave in Lacombe! This cute little bungalow retreat is ideal for empty nesters, singles, couples, or first-time buyers, offering an unmatched combination of value and comfort. Set on an expansive lot filled with mature trees, a fenced yard and space for your RV or boat. This property is a private oasis while still being conveniently close to all of Lacombe's best amenities.

The main floor has been thoughtfully updated, Featuring a bright white kitchen with quartz counters, newer stainless steel appliances (including gas stove), and sleek vinyl plank flooring. The main floor bath as been tastefully updated, complete with a tiled shower and plenty of storage. Two bedrooms and barn door accents and the open concept floor plan make daily living in this home both stylish and functional.

Downstairs, you'll find even more living space with a guest bedroom, 3-piece bath, and a cozy Rec Room—perfect for movie nights, hobbies, or just unwinding. Ample storage throughout the home ensures you have all the space you need to stay organized.

With two single detached garages (14'x24'), there's endless room for vehicles, hobbies, or weekend projects. The location is unbeatable—just minutes from schools, parks, shopping, dining, and with



easy access to major roads, youâ€™ll enjoy the perfect balance of peaceful living and everyday convenience.

Affordable, stylish, and ideally situatedâ€”this home is truly a rare find!

Built in 1954

Essential Information

MLS® #	A2174642
Price	\$349,000
Sold Price	\$341,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	928
Acres	0.20
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5520 53 Avenue
Subdivision	None
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1L3

Amenities

Parking Spaces	4
Parking	Single Garage Detached

Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 4th, 2024
Days on Market	12
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Innisfail
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