

\$420,000 - 5432 54 Avenue, Lacombe

MLS® #A2174897

\$420,000

6 Bedroom, 4.00 Bathroom, 1,448 sqft
Residential on 0.37 Acres

Downtown Lacombe, Lacombe, Alberta

This fully finished 6-bedroom bungalow, set on a spacious lot and zoned R4, offers both comfort and convenience. The main floor is filled with natural light, featuring an open kitchen/dining area with ample oak cabinetry. There are three generously sized bedrooms on the main level, including a primary bedroom with a 3-piece ensuite and a walk-in closet (with a safe behind the closet door). The living area is bright and welcoming, complemented by a main floor laundry room, a large 4-piece bathroom, and an additional 2-piece bath located near the back entry.

The lower level offers an expansive rec room/games room, large enough to accommodate a pool table and a separate TV area. Youâ€™ll also find three more spacious bedrooms, a 3-piece bathroom, a storage area, and a utility room housing the boiler (for hot water heating). The utility room has a sink and partially installed cabinets, offering potential for conversion into a suite.

Outdoor living is a dream with a covered deck overlooking the beautifully landscaped backyard, which features three varieties of apple trees, a large garden space, and numerous raspberry bushes. Relax on the



patio around a firepit in complete privacy. The detached garage is equipped with 220v power and a garage door opener, and thereâ€™s ample parking in the large driveway. The front yard is beautifully landscaped with perennials and decorative curbing. Additional features include a backyard shed and boat storage.

Built in 1965

Essential Information

MLS® #	A2174897
Price	\$420,000
Sold Price	\$387,500
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,448
Acres	0.37
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5432 54 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1L5

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Window Coverings
Heating	Baseboard, Boiler, Hot Water, Natural Gas, Zoned
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Treed, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	December 11th, 2024
Days on Market	48
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	Red Key Realty & Property Management
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