

\$399,900 - 5450 49 Avenue, Lacombe

MLS® #A2180324

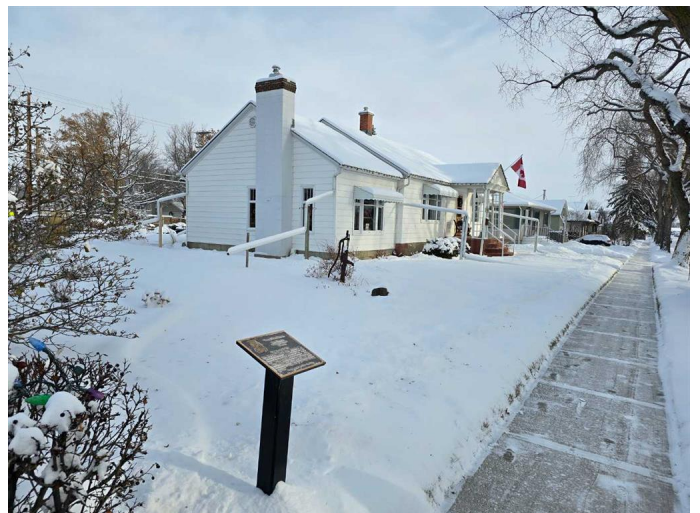
\$399,900

3 Bedroom, 2.00 Bathroom, 1,427 sqft

Residential on 0.25 Acres

Downtown Lacombe, Lacombe, Alberta

This stunning, post-war bungalow is, truly unique. It looks like a postcard - inside and out. Located on a gorgeous tree lined street in heart of Lacombe, Alberta, within easy walking distance of the downtown core (shopping, post office, professional buildings, banks, coffee shops, restaurants, Lacombe Memorial Centre, Music in the Park, markets, schools, arena, curling rink, parks, playgrounds, walking trails, and more). Photos of the home and mature yard are "worth more than a thousand words". The sellers plan to leave the 10' x 10' garden shed, 6' x 8' greenhouse, firepit, and raised garden beds. Enjoy the thoughtful landscaping design, and take in nature while enjoying your amazing backyard at the end of a wonderful day. Plenty of off-street parking is available on the front concrete driveway that has plenty of space for a good sized trailer. If additional RV parking is wanted, the huge backyard has room to accommodate. The garage is insulated, heated, and has a handy work area (work bench and air cleaner included). The house is unmatched. A summarized list of maintenance completed by the owners since 1999 can be found in the MLS supplements. When you first visit and soak it all in, you just know this property is well loved. The blend of modern improvements along with the classic design and finish is nearly perfect. The original home was constructed in 1948 and features refinished hardwood floors in key areas. Much of the trim, doors, windows, and fixtures are



original. If not original, the upgraded materials fit the theme so well. The dining room has a built-in cabinet and the original 1948 light fixture. The two upstairs bedrooms and living room are spacious. The main floor bathroom was redone in 2002. Renovated in 2007, the kitchen looks great with its cherry cabinets, and functions well. A number of the appliances throughout the home have been upgraded in recent years. The sunken family room was added after original construction. It invites you in with high ceilings, light filled windows, in-floor heating, and a wood burning fireplace. Again, like everything else on the main floor, it is a perfect fit. The basement features a true cold room and original cast iron double laundry tubs. They were handy in the 1940/50s and they are handy these days too. In addition to more living space, the basement also offers a bedroom (window does not meet egress), bathroom, and lots of storage.

The vinyl plank is floating, so you can change things around down there if you wish. Two hot water tanks (one dedicated to domestic water and the other to the in-floor heat in the family room), a high efficient furnace, a sump pump, and a backflow preventer round out the carefully maintained home. Expect to be thoroughly impressed when you walk up those curved brick stairs and enter the perfect blend of old and new found at 5450 - 49 Avenue in Lacombe, Alberta.

Built in 1948

Essential Information

MLS® #	A2180324
Price	\$399,900
Sold Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,427
Acres	0.25
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5450 49 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1S6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Workshop in Garage, Concrete Driveway

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, French Door, Sump Pump(s), Suspended Ceiling
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Brick Facing, Family Room
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Fire Pit, Garden, Awning(s), Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Backs on to Park/Green Space, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle

Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 22nd, 2024
Date Sold	December 9th, 2024
Days on Market	17
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.