

\$389,000 - 5741 44 Avenue, Lacombe

MLS® #A2186046

\$389,000

4 Bedroom, 3.00 Bathroom, 1,502 sqft
Residential on 0.17 Acres

Downtown Lacombe, Lacombe, Alberta

Looking for a large shop to work on vehicles or storage for all your toys plus a nice fully finished 1502 square foot bungalow with 28 x 40 SHOP - this home is perfect for the growing family, empty nesters or the person who wants to have lots of living space, a shop to work on projects and situated on the south end of Lacombe with easy access to the highways! Lots of updates in this home include new flooring, trim, some lighting, and cabinets refurbished in the kitchen. Basement has had new flooring and cabinets in laundry room have been refurbished as well. Beat the summer heat with air conditioning which was installed last year! Main floor has a spacious living room/dining room plus another space for 2nd living room or dining room with wood burning fireplace! Lots of windows allow the natural light to shine in with a view of the research station to the west! Main floor features four piece bathroom, two bedrooms plus the primary with a 4 piece ensuite! Basement has a large family room with pool table, wet bar, storage room, large laundry room with cabinets and a closet, plus 4th bedroom (window does not meet egress). The heated shop measures 28 x 40 with 12 foot ceilings - 220 wiring - a perfect space for the "car enthusiast"! Lots of parking is another advantage of the corner lot! The yard is landscaped and boasts an abundance of perennials! Fully fenced yard. This is a great place to call home or a good investment property - rent out the house and/or the shop!



Attention INVESTORS...the house is presently rented for \$2400 plus utilities - tenants are willing to stay!

Built in 1976

Essential Information

MLS® #	A2186046
Price	\$389,000
Sold Price	\$389,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,502
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5741 44 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1V8

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Multiple Driveways, Triple Garage Detached

Interior

Interior Features	Laminate Counters, Jetted Tub, Storage
Appliances	Microwave, Range Hood, Refrigerator, Stove(s), Central Air Conditioner, Freezer, Washer/Dryer
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	None
Lot Description	Corner Lot, Lawn, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 7th, 2025
Date Sold	January 23rd, 2025
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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