

\$369,900 - 5265 48 Street, Lacombe

MLS® #A2186298

\$369,900

4 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.19 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to 5265 48 Street, a charming and spacious 4-level split located in the heart of Lacombe! This amazing location offers a large fenced in park space with playground and soccer field right across the street, is walking distance to 5 schools, the pool, the arena, and numerous amenities including groceries, Starbucks, fast food options, and so much more! This beautifully updated 4-bedroom, 2-bathroom home boasts nearly 1600 square feet of finished living space, plus an unfinished 4th level offering endless possibilities.

Updates include a high efficient furnace and updated hot water tank (2018 approx), shingles done in 2014, fresh paint, and some vinyl windows. Step inside to discover a bright and welcoming tiled entryway with built-in seating and storage, a large living room with site finished maple hardwood flooring, and a functional kitchen with white cabinetry, modern countertops, and a stylish subway tile backsplash. The dining area, with its eye-catching accent wall, is perfect for hosting family dinners or entertaining guests.

Upstairs, you'll find three generously sized bedrooms and an updated 4 pce bathroom, offering ample space for the whole family. The 3rd level provides a cozy family room, an additional bedroom, and a 3 pce bathroom for added convenience. The unfinished basement on the 4th level awaits your creative touch, whether you envision a home gym, office, or extra storage. This huge lot offers a massive back yard with room for RV or trailer parking, a



large 24x26 detached garage with 10' ceilings
and 8 and 9' overhead doors and 220 power.
Quick possession is available!

Built in 1965

Essential Information

MLS® #	A2186298
Price	\$369,900
Sold Price	\$362,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,133
Acres	0.19
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	5265 48 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H6

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Off Street, RV Access/Parking

Interior

Interior Features	Closet Organizers, Laminate Counters, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Range Hood, Stove(s), Window Coverings
Heating	Forced Air, High Efficiency, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 20th, 2025
Date Sold	February 3rd, 2025
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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