

\$279,900 - 5844 45 Avenue, Lacombe

MLS® #A2225796

\$279,900

2 Bedroom, 2.00 Bathroom, 1,070 sqft
Residential on 0.01 Acres

Downtown Lacombe, Lacombe, Alberta

This recently upgraded townhouse is ideal for comfortable, low-maintenance living, and there are NO CONDO FEES! This spacious bungalow styled home, featuring a full basement, has been extensively renovated and is move-in ready. The bright, open main floor includes a primary bedroom, a versatile den, a well-equipped kitchen, a generous dining room, main-floor laundry, and a full bathroom. The expansive living/dining area is enhanced by a skylight, for additional natural light. Newer vinyl plank flooring flows through the kitchen, dining, and living areas, and a convenient pantry cupboard off the kitchen provides ample storage. The basement offers a 3-piece bathroom, a workshop/storage area, and plenty of space for future development. Outside, the fenced backyard includes room for gardening or a pet. The front yard features low-maintenance landscaping.

Recent upgrades elevate this home's appeal: a new Comfortec 96% efficient furnace (Nov 2024), Honeywell programmable thermostat (Nov 2024), triple-pane windows (2024), Pex plumbing (Feb 2024), new LG appliances (2024), vinyl plank flooring in bedrooms, and a new garage door (Feb 2025). Exterior improvements include a refreshed driveway (Sep 2024), new eavestroughs/downspouts (May 2024), and a replaced basement sill (Jun 2024). Additional updates, such as recent duct cleaning, hardwired smoke/CO alarms, and new bathroom hardware (2024), ensure this home



is ready for the new owner. This updated townhouse is a true gem and perfect for empty nesters!

Built in 1991

Essential Information

MLS® #	A2225796
Price	\$279,900
Sold Price	\$279,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.01
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	5844 45 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4J 1T8

Amenities

Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Skylight(s)					
Appliances	Dishwasher, Washer/Dryer	Electric	Stove,	Garage	Control(s),	Refrigerator,
Heating	Forced Air					

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Date Sold	June 4th, 2025
Days on Market	5
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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