

\$434,500 - 5473 52 Avenue, Lacombe

MLS® #A2236843

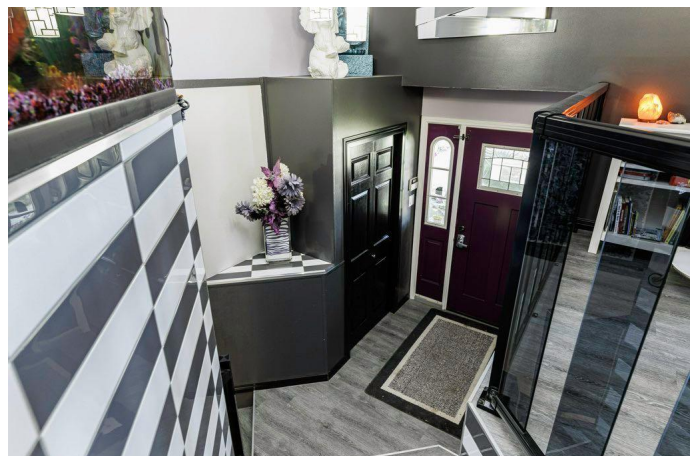
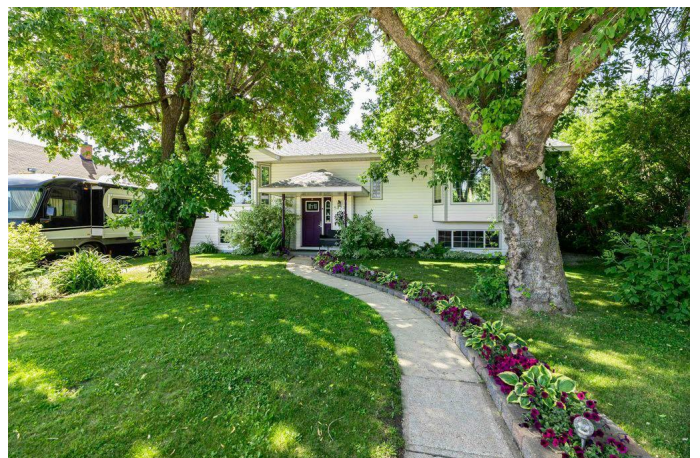
\$434,500

3 Bedroom, 3.00 Bathroom, 1,633 sqft
Residential on 0.28 Acres

Downtown Lacombe, Lacombe, Alberta

Designed for family life, finished with refined touches. Discover this exceptional and truly distinctive bi-level residence, ideally located in the city of Lacombe and conveniently located near schools. Offering 4 well-appointed bedrooms and 3 full bathrooms, this home features a thoughtful layout that blends comfort, function, and everyday convenience. The primary bedroom is a true retreat – spacious, serene, and designed for relaxation, with ample room for a king-sized bed, a seating area, and private ensuite access. It's a peaceful haven at the end of a long day. One of the standout features is the large office, complete with built-in cabinetry and an impressive amount of shelving, ideal for working from home, creative projects, or staying exceptionally organized. The basement offers a fresh, bright, and modern living space, perfect for a family room, guest area, or teen retreat. It's a versatile and beautifully updated extension of the home.

Inside, you'll also appreciate the abundance of thoughtfully designed storage throughout, making it easy to stay clutter-free, a rare and valuable asset in any home. The main living spaces are open, filled with natural light, and equally suited for entertaining or everyday living. Step outside to a private, low-maintenance backyard oasis – a beautifully designed outdoor space that offers the tranquility of a retreat, right in the city. Perfect for summer evenings or low-key weekends, with minimal upkeep required. This is a rare



opportunity to own a home that offers space, privacy, and thoughtful design , all within close proximity to schools and essential amenities. A MUST SEE for those seeking something special.

Built in 1997

Essential Information

MLS® #	A2236843
Price	\$434,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,633
Acres	0.28
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5473 52 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T5L1L1

Amenities

Parking Spaces	2
Parking	Off Street, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Central Vacuum, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Gazebo, Landscaped, Lawn, Many Trees, Private, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	69
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.