

# **\$475,000 - 5436 53 Avenue, Lacombe**

MLS® #A2215329

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.28 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to this spacious and well-maintained 4-bedroom, 2-bathroom home, perfectly located in the highly desirable historic downtown Lacombe area with many shops, cafes, restaurants to enjoy. Situated within steps and conveniently located to the Lacombe Memorial Centre/library, Gary Moe Sportsplex (swimming pool, arena, curling rink), Ecole elementary school, Father Lacombe Catholic School, Lacombe Composite and Lacombe Christian School. This thoughtfully designed 4-level split offers ample space for the whole family, featuring a cozy country kitchen with all appliances included, a generous sized dining room with patio doors leading out to the back deck. You will enjoy the front living room area to sit and relax after a long work day. There is a dedicated laundry area with a convenient stackable washer and dryer and bathroom on the 3rd level. Enjoy peace of mind with all new windows throughout the home, enhancing both energy efficiency and natural light. Outside, you'll love the private oversized backyard—perfect for families, entertaining, or just relaxing. There is lots of room to have a garden spot for all your gardening needs, including having a greenhouse for early spring planting. There is RV parking, and a 32' x 26' detached garage with easy access from the back lane, and plenty of room to enjoy the outdoors whatever the season. Definitely a home that would be a perfect fit for your growing family to enjoy for years to come.



Built in 1961

## Essential Information

MLS® #	A2215329
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.28
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	5436 53 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1L4

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Attached Carport
# of Garages	6

## Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Other
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, BBQ gas line, Fire Pit
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Lot Description	Back Lane, Back Yard, Landscaped, Level, Many Trees, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	95
Zoning	R4

### **Listing Details**

Listing Office	CIR Realty
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