# \$449,900 - 5406 C + E Trail, Lacombe

MLS® #A2240862

## \$449,900

5 Bedroom, 2.00 Bathroom, 1,860 sqft Residential on 0.53 Acres

Downtown Lacombe, Lacombe, Alberta

Step into a piece of Lacombe's history with this truly unique and beautifully maintained 1921 two-storey character home, nestled on a massive, meticulously landscaped lot in a highly desirable location close to schools and amenities. Overflowing with charm, this exceptional property blends historic craftsmanship with modern updates. The expansive floor plan is rich with original oak trim, baseboards, wood windows with shutters, solid wood doors, fireplace mantles. Each detail reflecting the timeless elegance of a bygone era. Modern comforts haven't been overlooked, with thoughtful upgrades by the current owners including updated flooring, plumbing, electrical, insulation, interior paint, security system, furnace, hot water tank, and shinglesâ€"all within the last six years. The inviting dining room features a cozy wood-burning stove with an updated (chimney and cap), spacious living room is centered around a gas fireplaceâ€"ideal for gathering with family and friends. The charming kitchen showcases new white cabinets and flooring and opens to a private, beautifully landscaped backyard through patio doors. Upstairs, you'II find three well-appointed bedrooms including a primary suite with a 2-piece ensuite, as well as a full 4-piece bathroom. The basement adds two additional bedrooms, a rec room, and a generous laundry/utility area, offering space for the whole family or guests. The fully finished, heated triple garage is a rare find, perfect for vehicles, hobbies, or







storage. With its private and picturesque yard that has even hosted weddings, this property is not only a wonderful family home but also holds exciting potential as a boutique Air BnB. Don't miss your chance to own a truly special piece of Lacombe's history!

#### Built in 1921

### **Essential Information**

MLS® # A2240862 Price \$449,900

Bedrooms 5
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,860 Acres 0.53 Year Built 1921

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 5406 C + E Trail

Subdivision Downtown Lacombe

City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 1L5

# **Amenities**

Parking Spaces 6

Parking Triple Garage Detached

# of Garages 3

#### Interior

Interior Features Quartz Counters, Beamed Ceilings, Bookcases, Ceiling Fan(s), Crown

Molding, Central Vacuum, Natural Woodwork

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave,

Refrigerator, Washer/Dryer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Dining Room, Living Room, Wood Burning

Has Basement Yes Basement Full

### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, City Lot, Corner Lot, Fruit Trees/Shrub(s),

Garden, Irregular Lot

Roof Asphalt Shingle

Construction Concrete, Wood Siding
Foundation Poured Concrete, Block

## **Additional Information**

Date Listed July 17th, 2025

Days on Market 104 Zoning R1

# **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

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