

# \$489,900 - 5821 45 Avenue, Lacombe

MLS® #A2246714

**\$489,900**

4 Bedroom, 4.00 Bathroom, 1,645 sqft  
Residential on 0.18 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to this stunning, move-in ready bungalow ideally situated in downtown Lacombe! This incredible family home backs onto a beautiful green space and offers over 1,600 square feet of developed living space on the main floor alone. Featuring four bedrooms and four bathrooms, with the potential for two more bedrooms downstairs, there is plenty of room for everyone. Step inside the beautiful open-concept kitchen, a chef's dream, complete with new quartz countertops, a modern backsplash, and stainless steel appliances. The home feels fresh and new with upgrades including new trim, doors, windows, a high-efficiency furnace and A/C in 2021. The spacious sunken living room provides a cozy and inviting atmosphere. Retreat to the large primary bedroom, which features a three-piece ensuite and private access to the back deck—the perfect spot for your morning coffee. The attached garage includes an electric heater, making it a great workspace year-round. The curb appeal is truly amazing, with elegant stonework covering the entire front of the home. Enjoy the best of both worlds with quick access to Highway 2 and 2A for commuting, while still being just a short walk away from the shops and restaurants of downtown Lacombe. This home perfectly blends modern comfort with a prime location. Don't miss your chance to make it yours!

Built in 1978



## Essential Information

MLS® #	A2246714
Price	\$489,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,645
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	5821 45 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M6

## Amenities

Parking Spaces	4
Parking	Heated Garage, Single Garage Attached, Alley Access, Driveway
# of Garages	1

## Interior

Interior Features	Kitchen Island, Quartz Counters, Skylight(s)
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Stone
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	52
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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