

# \$235,000 - B, 5915 45 Avenue, Lacombe

MLS® #A2263638

## \$235,000

3 Bedroom, 2.00 Bathroom, 1,074 sqft  
Residential on 0.11 Acres

Downtown Lacombe, Lacombe, Alberta

Total living area is 1200 square feet (112 square meters) on two levels. Lower level has entry, living room, dining room, kitchen, half bath, laundry and furnace utility area. Upper level has full bath plus 3 bedrooms with the master having walk-in closet and patio door to a balcony deck. Two car carport and garden storage shed in fenced back yard.

Built in 1980

### Essential Information

MLS® #	A2263638
Price	\$235,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,074
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address B, 5915 45 Avenue



Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1T8

### **Amenities**

Parking Spaces	2
Parking	Off Street, Carport

### **Interior**

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Entrance
Lot Description	Back Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 20th, 2025
Days on Market	3
Zoning	R2

### **Listing Details**

Listing Office	ComFree
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