

# **\$259,000 - 4, 5422 53 Street, Lacombe**

MLS® #A2203710

**\$259,000**

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Fabulous maintenance free TOP FLOOR living in Lacombe! Welcome to this 3 bedroom, 2 bathroom home located steps from the arena, schools and downtown. This well laid out home is OPEN and BRIGHT with lots of large windows and east west exposure. The kitchen features beautiful cabinetry, STAINLESS STEEL APPLIANCES, and a nice size ISLAND for extra prep space! Down the hall you'll find 3 bedrooms including the GENEROUS PRIMARY bedroom that has room to accommodate a king size bed, large furniture and features its own ensuite bath. This unit has its own washer and dryer making laundry a breeze. This building had in-laid aggregate between floors which acts as an additional sound barrier. The unit is comfortable and warm with IN FLOOR HEAT heat and a GAS FIREPLACE, perfect for chilly evenings. Just off the living space are double patio doors leading out to the west facing deck complete with dura deck. There are 2 dedicated parking spaces out back with power and back alley access. The condo fees are LOW at only \$200/month and include exterior maintenance, snow removal, lawn care, insurance, reserve fund contributions, and management. Pets are also welcome here! Come and check out this well managed building close to downtown and all amenities. Perfect for first time home buyers, investors, downsizers and empty nesters!

Built in 2009



## Essential Information

MLS® #	A2203710
Price	\$259,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	4, 5422 53 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M3

## Amenities

Amenities	Parking, Laundry
Parking Spaces	2
Parking	Off Street, Alley Access, Paved, Parking Lot

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2
Basement	None

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	42
Zoning	R5

### **Listing Details**

Listing Office	CIR Realty
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