

\$269,900 - 5727 45 Avenue, Lacombe

MLS® #A2209668

\$269,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft
Residential on 0.15 Acres

Downtown Lacombe, Lacombe, Alberta

Don't miss out on this classic character-style heritage home for sale in Lacombe, AB. This lovingly maintained family home also has improvements. Electrical and plumbing have been upgraded, and the roof and siding have been replaced in line with the home's original appeal. Also, many updates include a Fully fenced, large yard, shed door replaced with an Exterior Door, Spring 2016 – newer roof down to rafters, Spring 2016 – new siding & half of eaves troughs replaced, A Willow Tree in the back yard offers shade in the hot summer evenings, A Replaced the fridge, the hot water tank was replaced in Fall 2017, the furnace was checked by Atco in Summer 2021, no issues found and he said it was in great shape & clean.

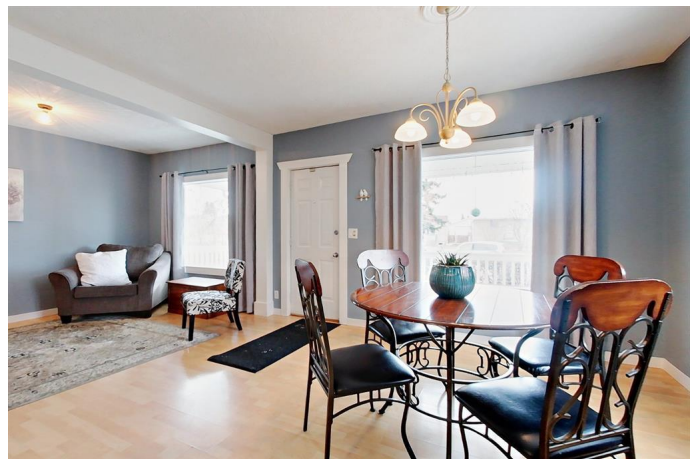
Three raised garden beds were added to the yard. The Rubbermaid Garden Shed was bought & built in 2020.

The owner painted the whole main floor, including the ceiling in the living room & dining room.

Drywalled & painted a large room & bedroom in the basement. All the work is done, just move in! Everyone dreams of enjoying a coffee on their home's veranda, and here you can. In addition to the home's classic sense, the mature trees and the large yard is a family dream come true.

Built in 1910

Essential Information



MLS® #	A2209668
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.15
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5727 45 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M6

Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Additional Parking, Gravel Driveway, Guest, Off Street

Interior

Interior Features	Storage
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
-------------------	---

Lot Description	Back Yard, City Lot, Cleared, Front Yard, Garden, Landscaped, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	May 1st, 2025
Days on Market	9
Zoning	R2

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.