

# \$478,911 - 5473 52 Avenue, Lacombe

MLS® #A2236843

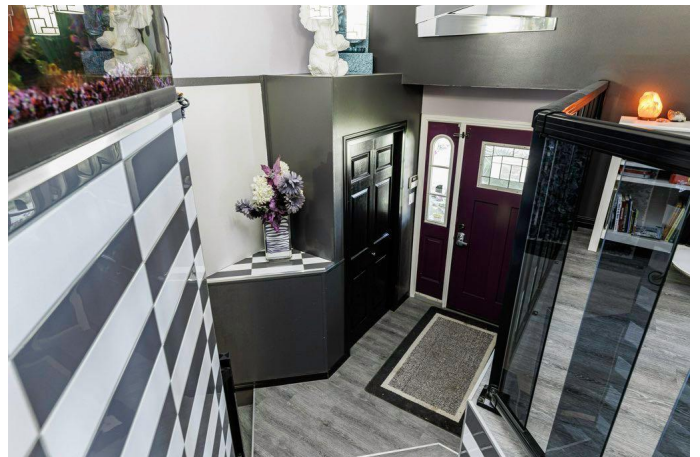
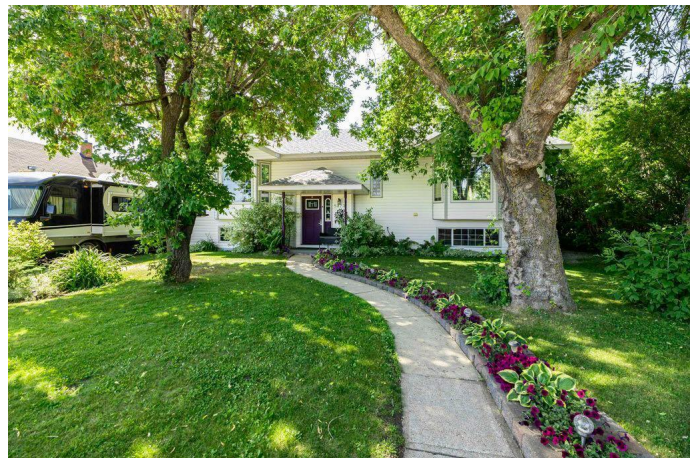
**\$478,911**

3 Bedroom, 3.00 Bathroom, 1,633 sqft  
Residential on 0.28 Acres

Downtown Lacombe, Lacombe, Alberta

Designed for family life, finished with refined touches. Discover this exceptional and truly distinctive bi-level residence, ideally located in the city of Lacombe and conveniently located near schools. Offering 4 well-appointed bedrooms and 3 full bathrooms, this home features a thoughtful layout that blends comfort, function, and everyday convenience. The primary bedroom is a true retreat – spacious, serene, and designed for relaxation, with ample room for a king-sized bed, a seating area, and private ensuite access. It's a peaceful haven at the end of a long day. One of the standout features is the large office, complete with built-in cabinetry and an impressive amount of shelving, ideal for working from home, creative projects, or staying exceptionally organized. The basement offers a fresh, bright, and modern living space, perfect for a family room, guest area, or teen retreat. It's a versatile and beautifully updated extension of the home.

Inside, you'll also appreciate the abundance of thoughtfully designed storage throughout, making it easy to stay clutter-free, a rare and valuable asset in any home. The main living spaces are open, filled with natural light, and equally suited for entertaining or everyday living. Step outside to a private, low-maintenance backyard oasis – a beautifully designed outdoor space that offers the tranquility of a retreat, right in the city. Perfect for summer evenings or low-key weekends, with minimal upkeep required. This is a rare



opportunity to own a home that offers space, privacy, and thoughtful design , all within close proximity to schools and essential amenities. A MUST SEE for those seeking something special.

Built in 1997

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236843    |
| Price          | \$478,911   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,633       |
| Acres          | 0.28        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5473 52 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T5L1L1           |

### **Amenities**

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, RV Access/Parking |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Vaulted Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer                                                             |
| Heating           | Forced Air                                                                                                                          |

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                                                    |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Private, Many Trees |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Vinyl Siding                                                                                      |
| Foundation        | Poured Concrete                                                                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 61             |
| Zoning         | R1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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