

# \$499,900 - 5821 45 Avenue, Lacombe

MLS® #A2246714

**\$499,900**

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          | \$499,900   |
| 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        | Alley Access, Driveway, Heated Garage, Single Garage Attached |
| # of Garages   | 1                                                             |

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Skylight(s)                                              |
| Appliances        | Built-In Electric Range, Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer |
| 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 | 5                |
| Zoning         | R1               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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