

\$250,000 - 5428 45 Street, Lacombe

MLS® #A2253663

\$250,000

2 Bedroom, 2.00 Bathroom, 1,119 sqft

Residential on 0.05 Acres

Downtown Lacombe, Lacombe, Alberta

A two-storey townhouse with NO CONDO FEES for just \$250,000 is a rare find in today's market! Welcome to 5428 45 Street, ideally located within walking distance to multiple parks, playgrounds, schools, shopping, and amenities – offering the perfect balance of privacy and convenience. Step inside to a bright and welcoming living room, filled with natural light from a large east-facing window. The hallway leads into the kitchen area featuring oak cabinetry, white appliances, and a newer fridge and dishwasher (both about three years old). Adjacent to the kitchen is a sunny dining area with a large west-facing window that looks out over the back deck and yard. A convenient main-floor laundry room and a 2-piece bathroom complete this level. Upstairs you'll find two spacious primary-sized bedrooms. The main bedroom, located on the west side, offers his-and-hers closets and private access to the shared 4-piece bathroom (also accessible from the hallway). The unfinished basement provides an excellent opportunity to add your own finishing touches. Outdoors, enjoy a fenced backyard with a deck (redone around 2015) and rear gravel parking. Other updates include many upgraded vinyl windows, newer doors (around 2015), and shingles replaced around 2015.

Built in 1992

Essential Information



MLS® #	A2253663
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,119
Acres	0.05
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	5428 45 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 2nd, 2025
Days on Market 15
Zoning R4

Listing Details

Listing Office Century 21 Maximum

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.