

# \$529,911 - 5473 52 Avenue, Lacombe

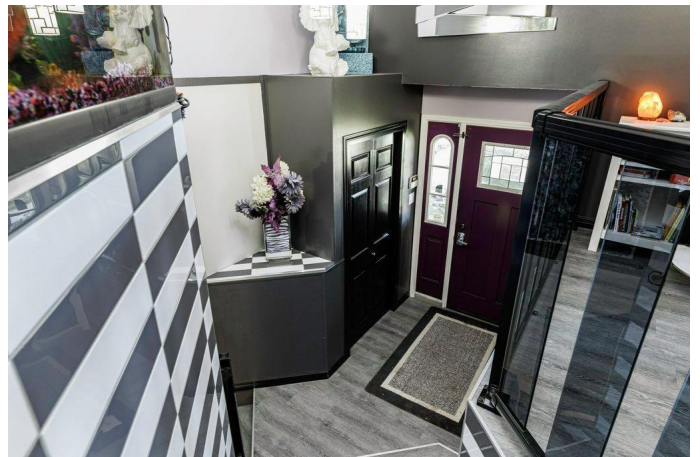
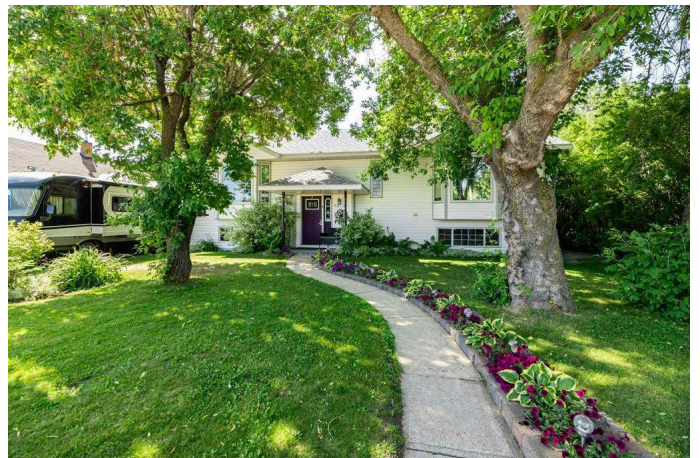
MLS® #A2236843

**\$529,911**

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	\$529,911
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, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	7
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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