

# **\$439,911 - 5702 48 Avenue, Lacombe**

MLS® #A2254981

## **\$439,911**

4 Bedroom, 3.00 Bathroom, 1,559 sqft

Residential on 0.19 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome home to this gorgeous 2-storey in the heart of Lacombe! Main floor has been beautifully updated! Featuring 4 bedrooms, ONE 4 piece bath & a 2 piece ensuite on the upper level plus a 2 piece bath on the main. The functional and stylish kitchen is as practical as it is beautiful, with matching whirlpool appliances that includes a gas stove. There is an air tight wood-burning fireplace in the spacious living room to cozy up to and read your favourite book while enjoying the sunshine streaming through the big picture window. Your plants will love the natural light streaming in as well! Enjoy the bonus of an attached 21.5 X 13 garage and a detached 20 X 24 garage with 11'6 X 17'6 workshop/craft room (or extra guest space!)c/w radiant heat. Nestled on a mature 125 x 66 lot with trees that attract songbirds year-round, much time and effort has been put into making the backyard an oasis and a place to create memories with the family year round. This family-oriented location is just steps from downtown, hospital, schools ( Lacombe Christian Schools), arena, library, and playgrounds. A must-see property with solid bones, wonderful updates, and neighbours youâ€™ll love! This lovingly cared for home will be a perfect place for your family to call HOME SWEET HOME!

Built in 1969



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254981    |
| Price          | \$439,911   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,559       |
| Acres          | 0.19        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5702 48 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1M7          |

## Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 3                                              |
| Parking        | Double Garage Detached, Single Garage Attached |
| # of Garages   | 3                                              |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Pantry, Walk-In Closet(s)                                      |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Living Room, Wood Burning                                                                    |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

**Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                               |
| Construction      | Wood Frame, Cedar                                             |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 13                  |
| Zoning         | R1                  |

**Listing Details**

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

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