

# **\$397,000 - 5140 51 Street, Lacombe**

MLS® #A2204605

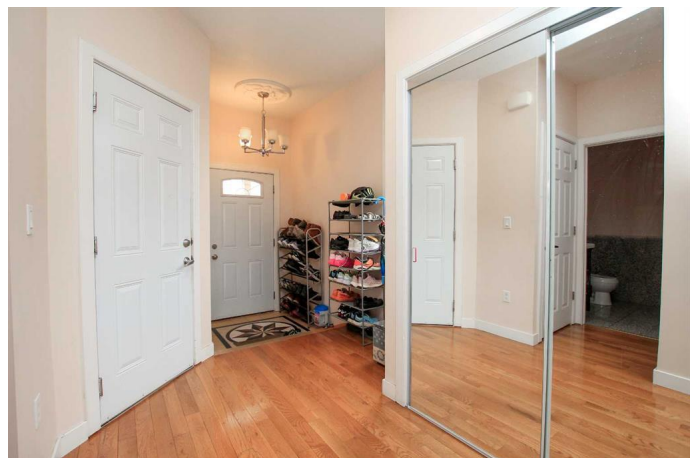
**\$397,000**

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.06 Acres

Downtown Lacombe, Lacombe, Alberta

FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM SEMI DETACHED 2-STOREY ~ WALK UP BASEMENT W/SEPARATE ENTRY ~ ATTACHED GARAGE ~ Covered front veranda welcomes you and leads to a large tile foyer with a mirrored coat closet ~ Open concept main floor is complemented by high ceilings and hardwood flooring ~ The kitchen offers a functional layout with space for a large dining table, and offers warm stained wood cabinets, ample counter space, full tile backsplash, corner pantry and a cut out above the sink that overlooks the living room and patio ~ The living room features decorative pillars, a fireplace with a stone surround and mantle above, and sliding patio doors to the west facing deck and backyard ~ 2 piece main floor bathroom has extensive tile detail ~ The primary bedroom can easily accommodate a king size bed with plenty of space for furniture and a sitting area, has dual closets and a 4 piece ensuite with a jetted tub ~ Second bedroom located on the same level as the primary bedroom is also a generous size and has dual closets ~ Oversized 4 piece bathroom with a tile surround is located next to the upper level laundry room ~ The fully finished walk up basement basement has a separate entry, high ceilings, operational in floor heating, and is illegally suited with 2 bedrooms 4 piece bathroom, living & dining room and a kitchenette (great for roommates, guests) ~ 24' x 11' 8" attached garage is insulated and finished with OSB ~ The



backyard is landscaped, has a garden shed ,  
parking pad and access to the paved alley ~  
Located steps to charming downtown  
Lacombe with excellent shopping & dining  
options, easy access to all other amenities,  
walking distance to schools, parks, and rec  
centres

Built in 2015

### **Essential Information**

MLS® #	A2204605
Price	\$397,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,530
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	5140 51 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H9

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Alley Access, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 21st, 2025
Days on Market	86
Zoning	R4

## Listing Details

Listing Office	Lime Green Realty Inc.
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