

\$314,900 - 5632 52 Avenue, Lacombe

MLS® #A2204628

\$314,900

2 Bedroom, 1.00 Bathroom, 600 sqft

Residential on 0.22 Acres

Downtown Lacombe, Lacombe, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ 2
BEDROOM, 1 BATH BUNGALOW ON A
LARGE LOT ~ HEATED 26' L x 18' W
DETACHED GARAGE + TONS OF PARKING

~ Covered entry welcomes you to this updated bungalow with modern paint, updated lighting and vinyl plank flooring throughout ~ The kitchen offers a functional layout with ample cabinet and counter space, full tile backsplash, window above the sink, black appliances and room for a dining table ~ Two bedrooms share an updated 4 piece bathroom ~ Laundry is located in the basement and has access to the crawl space ~ Large lot is landscaped with rows of mature trees offering privacy and still tons of yard space ~ 26' L x 18' W detached garage is heated, insulated and finished with plywood ~ Rear parking pad and extra long front drive offer plenty of additional off street parking ~ Located steps to a school, park and playground with easy access to excellent shopping, dining and all other amenities within walking distance.

Built in 1940

Essential Information

| | |
|------------|-----------|
| MLS® # | A2204628 |
| Price | \$314,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|-------------|
| Square Footage | 600 |
| Acres | 0.22 |
| Year Built | 1940 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5632 52 Avenue |
| Subdivision | Downtown Lacombe |
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 1L2 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 3 |
| Parking | Additional Parking, Alley Access, Driveway, Heated Garage, Off Street, Oversized, RV Access/Parking, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Storage |
| Appliances | Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 86 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.