

# \$269,900 - 5727 45 Avenue, Lacombe

MLS® #A2209668

## \$269,900

3 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.15 Acres

Downtown Lacombe, Lacombe, Alberta

Don't miss out on this classic character-style heritage home for sale in Lacombe, AB. This lovingly maintained family home also has improvements. Electrical and plumbing have been upgraded, and the roof and siding have been replaced in line with the home's original appeal. Also, many updates include a Fully fenced, large yard, shed door replaced with an Exterior Door, Spring 2016 – newer roof down to rafters, Spring 2016 – new siding & half of eaves troughs replaced, A Willow Tree in the back yard offers shade in the hot summer evenings, A Replaced the fridge, the hot water tank was replaced in Fall 2017, the furnace was checked by Atco in Summer 2021, no issues found and he said it was in great shape & clean.

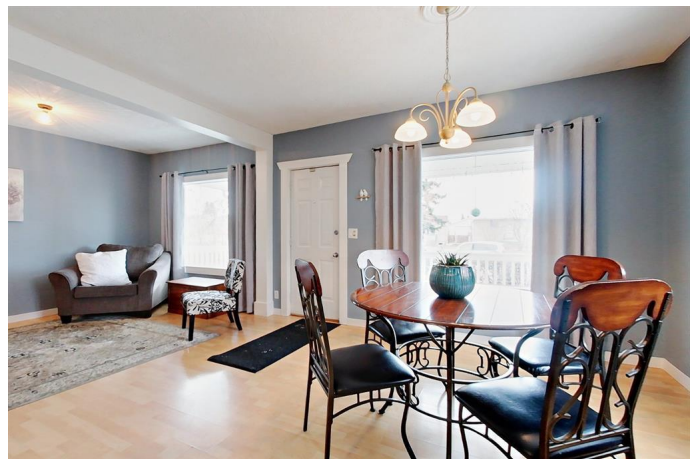
Three raised garden beds were added to the yard. The Rubbermaid Garden Shed was bought & built in 2020.

The owner painted the whole main floor, including the ceiling in the living room & dining room.

Drywalled & painted a large room & bedroom in the basement. All the work is done, just move in! Everyone dreams of enjoying a coffee on their home's veranda, and here you can. In addition to the home's classic sense, the mature trees and the large yard is a family dream come true.

Built in 1910

## Essential Information



MLS® #	A2209668
Price	\$269,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.15
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	5727 45 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M6

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	1
Parking	Additional Parking, Off Street, Gravel Driveway, Guest

### **Interior**

Interior Features	Storage
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, City Lot, Cleared, Dog Run Fenced In, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	May 1st, 2025
Zoning	R2

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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