

# \$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	Cedar, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 9th, 2025
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
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