

\$454,000 - 5607 48 Avenue, Lacombe

MLS® #A2258318

\$454,000

5 Bedroom, 2.00 Bathroom, 1,112 sqft
Residential on 0.23 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to 5607 48 Avenue in Lacombe â€” a spacious home with extensive updates and a versatile floor plan. The main floor has undergone substantial renovation, including new flooring, a fully updated kitchen with modern appliances, a new 4-piece bathroom, and fresh paint throughout. The lower level has also been refreshed with a renovated 3-piece bathroom, new paint, and features a large family room highlighted by a brick-facing natural gas fireplace.

The main level includes three bedrooms, with one currently set up as a home office, along with an L-shaped living/dining room that provides ample space for family gatherings. The home also features a separate entrance, offering flexibility for extended family or guests.

Upgrades extend to the exterior with all new vinyl windows, a new set of garden doors, and a complete exterior repaint within the past year. Outdoor living is enhanced by a 7.5 x 21 covered deck overlooking the backyard with tall spruce trees, providing shade and privacy. Parking options include a front covered carport with direct access to the basement, as well as a single garage in the backyard. There is also plenty of space to accommodate RV parking.

This property is located directly across from the hospital and within close proximity to the Lodge, making it convenient for healthcare access and community services.



With its thoughtful renovations, functional layout, and excellent location, this property offers space, comfort, and opportunity for a wide range of buyers.

Built in 1972

Essential Information

MLS® #	A2258318
Price	\$454,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,112
Acres	0.23
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	5607 48 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M7

Amenities

Parking Spaces	2
Parking	Carport, Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer

Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Irregular Lot, Landscaped, Treed, Reverse Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
Days on Market	22
Zoning	R1

Listing Details

Listing Office	Real Estate 2.0 Inc.
----------------	----------------------

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