

# \$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.

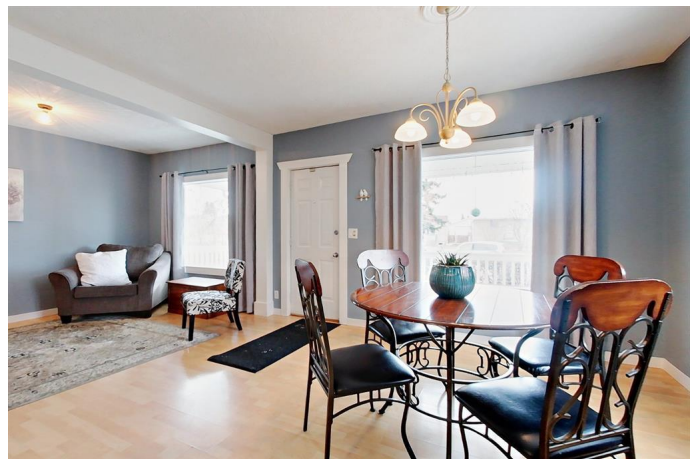
Three raised garden beds were added to the yard. The Rubbermaid Garden Shed was bought & built in 2020.

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

### **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 |
|-------------------|---|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, City Lot, Cleared, Front Yard, Garden, Landscaped, Dog Run Fenced In |
| Roof            | Asphalt Shingle   |
| Construction    | Wood Frame  |
| Foundation      | Block   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 5             |
| Zoning         | R2            |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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