

# \$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	35
Zoning	R1

## **Listing Details**

Listing Office	Lime Green Realty 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.