

# \$389,900 - 5709 55th Avenue, Lacombe

MLS® #A2268686

**\$389,900**

4 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.23 Acres

Downtown Lacombe, Lacombe, Alberta

Spacious & Versatile Home in the Heart of Lacombe! Welcome to this beautifully updated home offering exceptional space, comfort, and flexibility for families or multi-generational living in the illegal basement suite. The open-concept main floor with hardwood floors is bright and inviting, featuring a modern kitchen with a massive island—perfect for entertaining or casual family meals. With three bedrooms and one full bathroom and 2pcs ensuite bathroom on the main level, there's™ room for everyone, and one bedroom even includes a convenient stacking washer and dryer. Downstairs, you'll find a cozy family room anchored by a charming wood-burning fireplace—ideal for relaxing evenings. The fully finished basement also boasts a second full kitchen, a third full bathroom, and a spacious bedroom with cozy electric in-floor heating, making it a great option for guest. Mechanically sound, this home is equipped with two furnaces, a water softener, and central air conditioning for year-round comfort. Step outside to enjoy the south-facing backyard, perfect for soaking up the sun, and take advantage of the double detached garage with overhead doors on both ends—ideal for easy access and extra storage. This is a must-see property offering space, style, and smart functionality in a fantastic Lacombe location!

Built in 1973



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268686    |
| Price          | \$389,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,318       |
| Acres          | 0.23        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5709 55th Avenue |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1L8          |

## Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                       |
| Parking        | Alley Access, Asphalt, Double Garage Detached, Driveway, Garage Door Opener, Off Street |
| # of Garages   | 2                                                                                       |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings                |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                               |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                   |

|              |                                                  |
|--------------|--------------------------------------------------|
| Fireplaces   | Electric, Family Room, Living Room, Wood Burning |
| Has Basement | Yes                                              |
| Basement     | Full                                             |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden               |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

## Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
| Zoning      | R-1                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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