

# \$609,900 - 5456 54 Avenue, Lacombe

MLS® #A2214959

**\$609,900**

5 Bedroom, 4.00 Bathroom, 1,748 sqft  
Residential on 0.36 Acres

Downtown Lacombe, Lacombe, Alberta

An Urban Oasis in downtown Lacombe!  
Welcome to your dream retreat right in downtown Lacombe! This spacious 1,747 sq ft bungalow is nestled on an oversized 75 x 210' lot and offers six bedrooms - four on the main floor and two more in the walk-out basement - making it the perfect haven for the family. Step inside to discover a bright, open concept living space with vaulted ceilings that create an airy welcoming atmosphere. The living room provides a large space for entertaining and features a wood burning fireplace with built in shelving on either sides. The kitchen has been tastefully updated with sleek new stainless steel appliances, abundant cabinetry, generous counter space, and convenient bar seating. Just off the kitchen, a bright breakfast nook - or dining area, if you prefer - overlooks the expansive backyard. Additional built-in cabinetry makes a perfect coffee bar or compact workspace. Taking two steps down leads to a versatile flex space, ideal as a formal dining room or bonus living space, with double doors leading to an impressive composite deck. The master bedroom offers lots of space with a custom closet, 3 piece bath with walk-in shower and a bay window overlooking the beautifully landscaped front yard. The main floor also includes a four piece bathroom & laundry room by the bedrooms and an additional two piece bathroom by the side entrance into the house. Two additional bedrooms and a third bedroom/office complete the main floor. The walk-out basement has



two extra large bedrooms and another 2 piece bath. Underfloor heat makes the space that much more enjoyable for creating a family space. Enjoy the fenced backyard from the 4-year-old composite deck that overlooks the park like back yard. The mature flowerbeds are full of perennials & are beautiful throughout the year. There are multiple spots for relaxation depending on your mood; paving stone for the patio with BBQ, treed in firepit in the back, garden boxes for the gardener, or work space in the back shed. One of the large draws is the 30x36 garage/shop with 7' & 8' doors, 10' ceiling, 240 plug, & large parking pad from the back alley. This bungalow and shop on the oversized 75 x 210 lot will not disappoint.

Built in 1988

### Essential Information

MLS® #	A2214959
Price	\$609,900
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,748
Acres	0.36
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5456 54 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe

Province	Alberta
Postal Code	T4L 1L5

### Amenities

Parking Spaces	4
Parking	Alley Access, Parking Pad, 220 Volt Wiring, Garage Faces Rear, Quad or More Detached

### Interior

Interior Features	Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, Fireplace(s), Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	52
Zoning	R4

### Listing Details

Listing Office	RE/MAX real estate central alberta
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