

# \$379,900 - 5206 48 Street, Lacombe

MLS® #A2238262

**\$379,900**

4 Bedroom, 2.00 Bathroom, 1,068 sqft

Residential on 0.17 Acres

Downtown Lacombe, Lacombe, Alberta

Charming, Walkable Lacombe Location!

Discover this beautifully updated bungalow that blends classic warmth with modern convenience—all just steps from Lacombe's vibrant downtown, schools, and recreation facilities. Inside, refinished hardwood floors welcome you into a bright, open living area, while the stylishly updated kitchen provides the perfect view of your backyard. Ideal for families or first-time buyers, the main floor offers three comfortable bedrooms and a refreshed full bathroom. Downstairs, there's even more living space with a fourth bedroom, second bathroom, and an expansive recreation or games room ready for movie nights or kids' play. The exterior has seen extensive upgrades, including newer windows, siding, shingles, and an oversized 14.9x23 detached garage for all your parking and storage needs. A front-drive carport with handy attic storage access adds even more convenience. Truly move-in ready, this home gives you nothing to do but settle in and enjoy life in one of Lacombe's most walkable and welcoming neighborhoods!

Built in 1963

## Essential Information

MLS® # A2238262

Price \$379,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,068
Acres	0.17
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5206 48 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1J2

### **Amenities**

Parking Spaces	3
Parking	Off Street, RV Access/Parking, Single Garage Detached, Carport
# of Garages	1

### **Interior**

Interior Features	Open Floorplan
Appliances	Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed                July 18th, 2025  
Zoning                      R1

**Listing Details**

Listing Office              Royal LePage Network Realty Corp.

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