

# \$529,911 - 5436 53 Avenue, Lacombe

MLS® #A2215329

**\$529,911**

3 Bedroom, 2.00 Bathroom, 1,140 sqft  
Residential on 0.28 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to this spacious and well-maintained 4-bedroom, 2-bathroom home, perfectly located in the highly desirable historic downtown Lacombe area. This thoughtfully designed 4-level split offers ample space for the whole family, featuring a cozy country kitchen with all appliances included, and a dedicated laundry area with a convenient stackable washer and dryer. Enjoy peace of mind with all new windows throughout the home, enhancing both energy efficiency and natural light. Outside, you'll love the oversized backyardâ€”perfect for families, entertaining, or just relaxing. It includes RV parking, a 32' x 26' detached garage with back lane access, and plenty of room to enjoy the outdoors.

Built in 1961

## Essential Information

MLS® #	A2215329
Price	\$529,911
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.28
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	4 Level Split



Status	Active
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## Community Information

Address	5436 53 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1L4

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Attached Carport
# of Garages	6

## Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Other
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 28th, 2025
Days on Market	3
Zoning	R4

## Listing Details

Listing Office	CIR Realty
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