

# \$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	41
Zoning	R1

### **Listing Details**

Listing Office	Lime Green Realty Inc.
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