

\$249,900 - 5257 52 Street, Lacombe

MLS® #A2237087

\$249,900

2 Bedroom, 1.00 Bathroom, 678 sqft

Residential on 0.21 Acres

Downtown Lacombe, Lacombe, Alberta

Nestled on a spacious triple lot in the heart of downtown Lacombe, this charming bungalow offers a unique opportunity for homeowners, investors, or developers alike. Situated on a generous 9,000 sq ft lot zoned R4, the property presents exciting potential for future development. The home itself exudes character, featuring original hardwood floors throughout much of the main floor, adding warmth and vintage appeal. Inside, you'll find two comfortable bedrooms, a full 4-piece bathroom, a functional kitchen, and a separate dining room perfect for family meals or entertaining guests. The basement is partially developed, providing additional space that can be tailored to suit your needs. Located within walking distance to schools, parks, shopping, and other downtown amenities, this property combines small-town charm with unbeatable convenience.

Built in 1947

Essential Information

MLS® #	A2237087
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	678
Acres	0.21
Year Built	1947



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5257 52 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2025
Days on Market	47
Zoning	R4

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.