

\$269,900 - A, 5510 52 Avenue, Lacombe

MLS® #A2266204

\$269,900

4 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

Very lovely half duplex in wonderful downtown Lacombe! Situated on one of Lacombe's amazing tree lined streets with a huge deep lot that has ample room to build a big garage - with plenty of space left for the kids and dogs to play! This well laid out 4 level split home offers lots of space for the growing family. The spacious foyer with closet has room to add lockers for the kids to store their shoes and backpacks or space for furniture to make it a cozy entry. From there it leads into the great room with beautiful south facing window. . . plenty of space for the entire family to hang out watching movies plus room for your large dining table. The updated kitchen has a large west facing window making it light and bright and has room to spare to add a kitchen island or make it a dine in kitchen! Upstairs on 2nd level you will find a nice family bathroom with soaker tub plus two bedrooms including the primary bedroom. The lower level also includes 2 bedrooms (one without closet, so could be used as an office). These two lovely bedrooms have new mold resistant drywall, new ceiling plus added wainscoting to make them cozy retreats. Plus the second 4 pce bathroom makes this level perfect for the teens or very nice space for guests! The 4th level you will find washer (newer) and dryer and plenty of storage space. . . but also potential for further development like a games room or home gym! So much on offer here with lots of updates over the years including most windows, flooring, kitchen cabinets with white



subway tiling, shingles done in 2016 and hot water tank 2022. The perfect place to start home ownership!

Built in 1973

Essential Information

MLS® #	A2266204
Price	\$269,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 4 Level Split
Status	Active

Community Information

Address	A, 5510 52 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1L1

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Off Street, On Street

Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	October 23rd, 2025
Days on Market	1
Zoning	R2

Listing Details

Listing Office	RE/MAX real estate central alberta
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