

# \$289,500 - 5489 51 Avenue, Lacombe

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MLS® #A2233837

## \$289,500

3 Bedroom, 2.00 Bathroom, 901 sqft  
Residential on 0.22 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to one of the prettiest streets in Lacombe! This charming 3-bedroom, 2-bath, 3-level split home is full of potential—whether you're a first-time buyer, looking to downsize, or investing in a revenue property. Situated on a spacious corner lot with a park just across the street, the location is peaceful and convenient.

Inside, you'll find a bright and open main living area with a warm pine ceiling and pot lights that add a touch of character. The kitchen and living room flow together nicely, creating a welcoming space for everyday life or entertaining. Upstairs offers two cozy bedrooms, while the lower level includes a third bedroom and second bathroom—ideal for guests or a teenager—along with a roomy laundry area.

Updates include a newer tub and tile in the main bathroom, modern light fixtures, laminate flooring, and a roof done in 2015. New eavestrough last year.

Outside, the corner lot offers plenty of space and future potential—including room to build a garage with convenient alley access. The yard is already beautifully landscaped with mature trees, lilacs, lilies, and a variety of perennials, creating a peaceful, well-established outdoor space that's both charming and full of promise.



Built in 1959

## Essential Information

MLS® #	A2233837
Price	\$289,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.22
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

## Community Information

Address	5489 51 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1K9

## Amenities

Parking Spaces	2
Parking	Alley Access, Driveway, Off Street

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Fire Pit, Garden
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Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	4
Zoning	R4

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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