

# \$259,900 - 5257 52 Street, Lacombe

MLS® #A2237087

## \$259,900

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	\$259,900
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	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 4th, 2025
Days on Market	23
Zoning	R4

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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