

# \$259,900 - 5219 44th Street, Clive

MLS® #A2251146

**\$259,900**

3 Bedroom, 2.00 Bathroom, 1,482 sqft

Residential on 0.20 Acres

NONE, Clive, Alberta

WELCOME TO CLIVE, ALBERTA! At the edge of town you'll find an excellently designed 2014 home on a big lot, with the rolling Lacombe County countryside looking back at you. The kitchen feels very custom with the peninsula island, high end appliances and the castle effect on the cabinetry. Vaulted ceilings for grandness and lots of natural daylight make for comfy living. The Master claims the entire east end of the home, utilizing all that morning sun, and offers a walk in closet and 4 piece ensuite. The front entry is spacious and inviting and from here a person carries through French doors into the family room. Two more good bedrooms and a 4 piece bathroom close by for convenience. Main floor laundry and AC wrap up a great home! Outside, a big deck off the front to enjoy the view from, carries down onto a level yard with nice lawn and a spot for the fifth wheel. Out back a garden shed with greenhouse lean-to for the gardeners and no neighbours behind! Clive rocks hard, great school, fantastic restaurants, pharmacy, grocery store, ATB and more all just 20 minute from one of Alberta's best cities - Lacombe. This is Alberta, Amen!

Built in 2014

## Essential Information

MLS® # A2251146

Price \$259,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,482       |
| Acres          | 0.20        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5219 44th Street |
| Subdivision | NONE             |
| City        | Clive            |
| County      | Lacombe County   |
| Province    | Alberta          |
| Postal Code | T0C 0Y0          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer       |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | Central Air                                                        |
| Basement          | None                                                               |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                                                       |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Lawn, Level, No Neighbours Behind, Private, Secluded, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Mixed, Vinyl Siding, Wood Frame                                                                                           |
| Foundation        | Piling(s)                                                                                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 4                 |
| Zoning         | Residential       |

**Listing Details**

|                |                     |
|----------------|---------------------|
| Listing Office | Alberta Realty Inc. |
|----------------|---------------------|

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