



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5406 C + E Trail
Lacombe, Alberta**

MLS # A2240862



\$474,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,860 sq.ft.	Age:	1921 (104 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.53 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Irregular Lot, L		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Crown Molding, Natural Woodwork, Quartz Counters		

Inclusions: Stove, Fridge, Dishwasher, All Window Coverings, Washer, Dryer, Play Centre & Playhouse, Garage Door Opener (1)Control, Built in Vacuum & Attachments, Microwave, Shed, Courtyard BarBQ, Central Air Conditioning

Step into a piece of Lacombe's history with this truly unique and beautifully maintained 1921 two-storey character home, nestled on a massive, meticulously landscaped lot in a highly desirable location close to schools and amenities. Overflowing with charm, this exceptional property blends historic craftsmanship with modern updates. The expansive floor plan is rich with original oak trim, baseboards, wood windows with shutters, solid wood doors, fireplace mantles. Each detail reflecting the timeless elegance of a bygone era. Modern comforts haven't been overlooked, with thoughtful upgrades by the current owners including updated flooring, plumbing, electrical, insulation, interior paint, security system, furnace, hot water tank, and shingles—all within the last six years. The inviting dining room features a cozy wood-burning stove with an updated (chimney and cap), spacious living room is centered around a gas fireplace—ideal for gathering with family and friends. The charming kitchen showcases new white cabinets and flooring and opens to a private, beautifully landscaped backyard through patio doors. Upstairs, you'll find three well-appointed bedrooms including a primary suite with a 2-piece ensuite, as well as a full 4-piece bathroom. The basement adds two additional bedrooms, a rec room, and a generous laundry/utility area, offering space for the whole family or guests. The fully finished, heated triple garage is a rare find, perfect for vehicles, hobbies, or storage. With its private and picturesque yard that has even hosted weddings, this property is not only a wonderful family home but also holds exciting potential as a boutique Air BnB. Don't miss your chance to own a truly special piece of Lacombe's history!

Copyright (c) 2025 . Listing data courtesy of Royal LePage Network Realty Corp.. Information is believed to be reliable but not guaranteed.