



**5616 53 Avenue  
Lacombe, Alberta**

**MLS # A2285794**



**\$500,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Attached Carport, Triple Garage Detached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Laminate Counters, Vinyl Windows		

**Inclusions:** central vacuum, shed

Well-maintained family home ideally located close to both Christian and public schools, situated on a spacious 67' x 160' lot with back alley access in the desirable downtown core. Substantially renovated in 2009, updates include new windows, kitchen cabinetry, built-in china cabinet, flooring, countertops, backsplash, interior doors, trim, and hot water tank. The main floor features an open-concept layout connecting the kitchen, dining, and living areas—perfect for everyday living and entertaining. A cozy gas fireplace, installed in 2014, adds warmth and charm to the living room. This level offers three bedrooms, including the primary bedroom with a 2-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and convenient main floor laundry complete the space. The fully finished basement provides additional living space with a generous family room, fourth bedroom, den, utility room, and ample storage. Additional updates include a new hot water tank (2024) and a newer boiler (within the past 8 years). The impressive 54' x 20' heated garage features 220 power, abundant built-ins, and plenty of space for vehicles, hobbies, or workshop use. The oversized backyard offers exceptional space for RV or vehicle parking, gardening, yard games, and enjoying the mature landscaping. A wonderful opportunity to own a move-in-ready family home with space, updates, and an unbeatable location.