

# \$600,000 - 5346 50th Avenue, Lacombe

MLS® #A2057877

**\$600,000**

1 Bedroom, 3.00 Bathroom, 6,881 sqft

Residential on 0.44 Acres

Downtown Lacombe, Lacombe, Alberta

Investors Alert or those with a vision! Located in the heart of our vibrant city, just a stone's throw away from downtown amenities, this exceptional property presents an incredible opportunity for those seeking a unique space filled with rich history and unlimited potential. As you step through the doors of this former church, you'll discover a vast and versatile interior space, where the possibilities are truly endless. The expansive main hall, with its high ceilings creates an ambiance of awe-inspiring beauty and serenity. This is the perfect backdrop for a variety of uses, limited only by your imagination. Dream of transforming this historical gem into an art gallery, showcasing local talent and fostering creativity? With ample wall space and natural light filtering through the stunning the setting couldn't be more perfect to inspire artists and captivate visitors. Potential to establish a community center, a place where people of all ages can gather, learn, and connect? The generous floor plan of this building allows for the creation of classrooms, meeting rooms, and recreational areas, fostering a sense of unity and fostering personal growth. Perhaps you envision an intimate concert venue or a performance space where live music and theatrical events come to life? The exceptional acoustics and elegant ambiance make this former church an ideal stage for musicians, actors, and performers to showcase their talents. Furthermore, the church's proximity to downtown amenities adds further appeal. With



shops, restaurants, and entertainment venues just a short walk away, the potential for attracting visitors and building a thriving community hub is immeasurable. Prime highway visibility for whatever you choose to do with this amazing property in transforming it into a long term investment in the historical City of Lacombe.

Built in 1986

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2057877    |
| Price          | \$600,000   |
| Bedrooms       | 1           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 6,881       |
| Acres          | 0.44        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5346 50th Avenue |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L1N5           |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 30         |
| Parking        | Off Street |

**Interior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan |
| Appliances        | None                                          |
| Heating           | Boiler, Forced Air, In Floor                  |
| Cooling           | None                                          |
| Has Basement      | Yes                                           |
| Basement          | Full, Partially Finished                      |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Few Trees |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco               |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2023 |
| Days on Market | 674             |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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