

# \$599,900 - 5528 55 Avenue, Lacombe

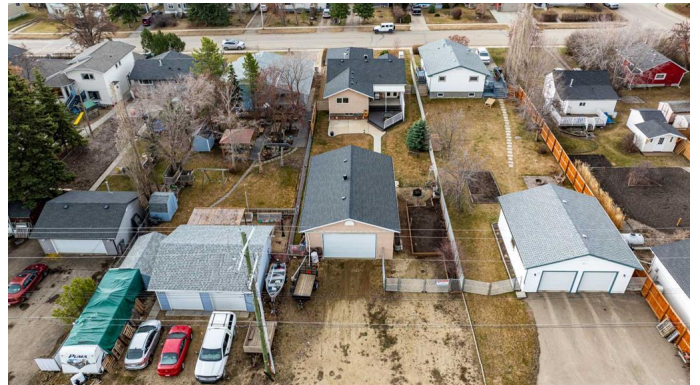
MLS® #A2212398

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,279 sqft  
Residential on 0.26 Acres

Downtown Lacombe, Lacombe, Alberta

A Rare Gem in the Heart of Lacombe â€” Oversized Lot, Detached Shop & Beautifully Updated Bungalow! Not like any other. Welcome to your own slice of paradise in downtown Lacombe! Situated on an expansive 50â€™ x 223â€™ lot, this meticulously maintained bungalow offers the perfect blend of city convenience and country charm â€” it truly feels like an acreage right in town. Step inside and youâ€™ll immediately notice the quality craftsmanship and thoughtful updates throughout. The spacious main floor welcomes you with vaulted ceilings crafted with sculptured artistic design so popular nowadays, newer vinyl flooring, and repainted walls ( year ago) that give the home a bright, fresh feel. The open-concept kitchen and dining area features timeless oak cabinetry, a pantry, white appliances package and garden doors that lead to a covered deck â€” ideal for summer BBQs or quiet morning coffees. Enjoy the comfort of main floor laundry, three bedrooms including a generous primary suite with updated 3-piece ensuite and a cozy gas fireplace in the living room to make chilly evenings extra special. Downstairs, the fully finished basement offers even more space with a large family/games room, a fourth bedroom, and a beautifully renovated 4-piece bathroom complete with a stylish glass and tile shower. Thereâ€™s also a huge storage room for all your extras. Outside, the yard is a true oasis â€” landscaped to perfection, with a new garden area, lush lawn (professionally treated



by BlueGrass), and ample room for entertaining. There is a large beautiful and private patio behind the house for all those family gatherings that you will plan to have here. Car lovers and hobbyists will appreciate the double attached garage, heated 20 x 21 - PLUS a massive 26' x 40' detached, heated shop with 12' ceilings and a 10' x 16' overhead door - ideal for woodworking, vehicle projects, or storing all your toys. massive parking behind the shop for those extras! Recent upgrades include: Full poly B plumbing replacement (approx. \$15,000 in value ) New ensuite shower cabin Fridge, microwave, washing machine replaced Kitchen fan installed Serviced gas fireplace & shop door Fencing moved for garden space. This is a one-of-a-kind property offering space, comfort, and versatility in one of Lacombe's most desirable locations. Move-in ready and loaded with value - don't miss your chance to call this incredible property home!

Built in 1994

### Essential Information

MLS® #	A2212398
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,279
Acres	0.26
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address 5528 55 Avenue  
Subdivision Downtown Lacombe  
City Lacombe  
County Lacombe  
Province Alberta  
Postal Code T4L 1L9

### **Amenities**

Parking Spaces 6  
Parking Double Garage Attached, Driveway, Front Drive, Heated Garage, Oversized, Parking Pad, Additional Parking, Alley Access, Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, Parking Lot, Quad or More Detached, See Remarks, RV Access/Parking, RV Carport, Workshop in Garage  
# of Garages 6

### **Interior**

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Crown Molding, Jetted Tub, Sump Pump(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas, In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
Has Basement Yes  
Basement Finished, Full

### **Exterior**

Exterior Features Garden, Other, Private Yard, Storage, Fire Pit  
Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting, Few Trees, Garden, Low Maintenance Landscape, Level  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 3

Zoning R1

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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