

# \$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. Also, close to schools, recreation, swimming pool, arenas, and shopping. 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        | Additional Parking, Alley Access, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Lot, Parking Pad, RV Access/Parking, Garage Faces Front, Quad or More Detached, See Remarks, 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, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Crown Molding |
| 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 | Fire Pit, Garden, Other, Private Yard, Storage   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 65               |
| Zoning         | R1               |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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