

# \$444,900 - 5143 52 Street, Lacombe

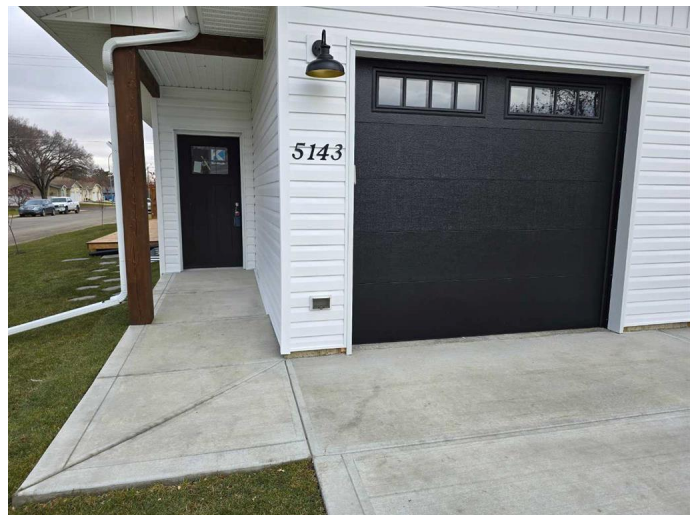
MLS® #A2175601

**\$444,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft  
Residential on 0.07 Acres

Downtown Lacombe, Lacombe, Alberta

No Condo fees. The City of Lacombe market has been waiting for a half duplex unit like 5143 - 52 Street. Brand new in 2024, the finishing touches were completed on December 14th. Ideally located in downtown Lacombe and within easy walking distance of many of the City's great restaurants, grocery stores, pharmacies, other retailers, doctors offices and other professionals, post office, schools, swimming pool, rink, curling rink, Lacombe Memorial Centre, Mary Moore library, churches, coffee shops, walking paths and trails, biking paths, parks, playgrounds, and more. The unit itself is a great example of function AND form. A lot of thought has gone into the planning and construction - overseen by Foxwood Homes Ltd., a Lacombe based builder. Convenient main floor living is the key - fully accessible with wider doorways and lower threshold doors. There are no high steps to negotiate. No step from the front door to the open concept kitchen/dining/living room. No step from the attached single garage with belt drive garage door opener. No step from the side access door to the giant wrap around deck (that includes a natural gas line for barbecuing). No step into the luxury tiled shower in the Master Bedroom ensuite. The sod has been laid in both the front and back yards. The yard is fully fenced for privacy and safety of small children and/or pets. Inside, you'll find luxury tile in the ensuite and good looking, easy to care for vinyl plank throughout the rest of the main floor. The high quality



appliance package includes a stainless steel dishwasher, stove, fridge, microwave hood fan, and stackable washer and dryer. Main-floor laundry is a bonus. Quartz counter tops and a beautiful island with eating area top off the kitchen. Foxwood Homes Ltd. understands kitchens, and you'll even find a butcher block counter in the pantry. Neat, well organized wire shelving is installed in the numerous storage areas. The Master Bedroom features a nice sized walk-in closet. The second bedroom could easily function as an office as well. There's a full (unfinished) basement that can be used for additional storage, a workout area, or other hobbies. Of course, the basement is ready for development and, if you are interested, the builder will provide a quote on the cost to complete it in the same style and high quality found on the main floor.

Built in 2024

### Essential Information

MLS® #	A2175601
Price	\$444,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,036
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	5143 52 Street
Subdivision	Downtown Lacombe

City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H9

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached, Concrete Driveway
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Quartz Counters, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 26th, 2024
Days on Market	137
Zoning	R4

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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