

# **\$397,000 - 5140 51 Street, Lacombe**

MLS® #A2204605

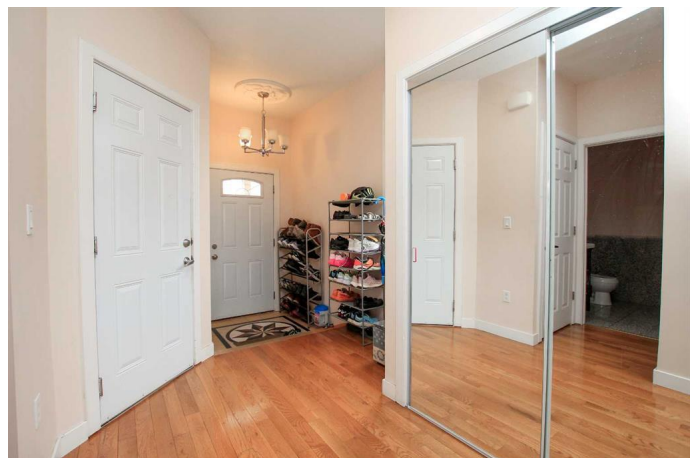
**\$397,000**

4 Bedroom, 4.00 Bathroom, 1,530 sqft

Residential on 0.06 Acres

Downtown Lacombe, Lacombe, Alberta

FULLY DEVELOPED 4 BEDROOM, 4 BATHROOM SEMI DETACHED 2-STOREY ~ WALK UP BASEMENT W/SEPARATE ENTRY ~ ATTACHED GARAGE ~ Covered front veranda welcomes you and leads to a large tile foyer with a mirrored coat closet ~ Open concept main floor is complemented by high ceilings and hardwood flooring ~ The kitchen offers a functional layout with space for a large dining table, and offers warm stained wood cabinets, ample counter space, full tile backsplash, corner pantry and a cut out above the sink that overlooks the living room and patio ~ The living room features decorative pillars, a fireplace with a stone surround and mantle above, and sliding patio doors to the west facing deck and backyard ~ 2 piece main floor bathroom has extensive tile detail ~ The primary bedroom can easily accommodate a king size bed with plenty of space for furniture and a sitting area, has dual closets and a 4 piece ensuite with a jetted tub ~ Second bedroom located on the same level as the primary bedroom is also a generous size and has dual closets ~ Oversized 4 piece bathroom with a tile surround is located next to the upper level laundry room ~ The fully finished walk up basement has a separate entry, high ceilings, operational in floor heating, and is illegally suited with 2 bedrooms 4 piece bathroom, living & dining room and a kitchenette (great for roommates, guests) ~ 24' x 11' 8" attached garage is insulated and finished with OSB ~ The



backyard is landscaped, has a garden shed ,  
parking pad and access to the paved alley ~  
Located steps to charming downtown  
Lacombe with excellent shopping & dining  
options, easy access to all other amenities,  
walking distance to schools, parks, and rec  
centres

Built in 2015

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2204605               |
| Price          | \$397,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,530                  |
| Acres          | 0.06                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5140 51 Street   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1H9          |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected  |
| Parking Spaces | 3   |
| Parking        | Alley Access, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached |
| # of Garages   | 1   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows                          |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Tile, See Remarks  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco                                       |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 31               |
| Zoning         | R4               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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