DONNAWILSON
REALTOR®

780-228-2224
donna@donnawilson.ca

5736 45 Avenue
Lacombe, Alberta

MLS # A2355208



$299,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,004 sq.ft.	**Age:**	1958 (68 yrs old)
Beds:	4	**Baths:**	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Basement stove and refrigerator

This is a home with room for everyone. Upstairs you'll find an updated kitchen, a large living room full of natural light, two bedrooms, and a 4 piece bathroom. Downstairs there's room to spread out even more, with two more bedrooms, a large living room, a second kitchen, and another 4 piece bathroom. Outside, it's a large corner lot with a detached garage and driveway. The home has been well cared for over the years, with some newer windows, upgrades to both kitchen areas, fresh paint, a hot water tank from 2017, and upgraded electrical in 2022.

Copyright (c) 2026 Donna Wilson. Listing data courtesy of Realty Executives Alberta Elite. Information is believed to be reliable but not guaranteed.