

# **\$275,000 - 4, 5422 53 Street, Lacombe**

MLS® #A2203710

**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Fabulous maintenance free TOP FLOOR living in Lacombe! Welcome to this 3 bedroom, 2 bathroom home located steps from the arena, schools and downtown. This well laid out home is OPEN and BRIGHT with lots of large windows and east west exposure. The kitchen features beautiful cabinetry, STAINLESS STEEL APPLIANCES, and a nice size ISLAND for extra prep space! Down the hall you'll find 3 bedrooms including the GENEROUS PRIMARY bedroom that has room to accommodate a king size bed, large furniture and features its own ensuite bath. This unit has its own washer and dryer making laundry a breeze. This building had in-laid aggregate between floors which acts as an additional sound barrier. The unit is comfortable and warm with IN FLOOR HEAT heat and a GAS FIREPLACE, perfect for chilly evenings. Just off the living space are double patio doors leading out to the west facing deck complete with dura deck. There are 2 dedicated parking spaces out back with power and back alley access. The condo fees are LOW at only \$200/month and include exterior maintenance, snow removal, lawn care, insurance, reserve fund contributions, and management. Pets are also welcome here! Come and check out this well managed building close to downtown and all amenities. Perfect for first time home buyers, investors, downsizers and empty nesters!

Built in 2009



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203710          |
| Price          | \$275,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,144             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4, 5422 53 Street |
| Subdivision | Downtown Lacombe  |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 1M3           |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Laundry, Parking                             |
| Parking Spaces | 2  |
| Parking        | Alley Access, Off Street, Paved, Parking Lot |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer           |
| Heating           | In Floor, Fireplace(s)   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 2  |
| Basement          | None   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 33               |
| Zoning         | R5               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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