

# \$498,000 - 5636 58 Street, Lacombe

MLS® #CA0193077

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## \$498,000

4 Bedroom, 3.00 Bathroom, 1,725 sqft  
Residential on 0 Acres

Downtown Lacombe, Lacombe, Alberta

GREAT LOCATION IN THE HEART OF DOWNTOWN LACOMBE! IF YOU WANT TO FEEL LIKE YOU ARE LIVING IN THE COUNTRY BUT STILL IN TOWN THIS ONE IS FOR YOU! THIS HOME IS SITUATED ON A 1/4 ACRE LOT WITH AMPLE SPACE, THE INTERIOR BOASTS OPEN AND BRIGHT! IT HAS TWO SKYLIGHTS THAT OFFER NATURAL LIGHT ALL DAY LONG WITH A LARGE KITCHEN/DINING AREA, TWO LIVING AREAS, AND A FIRE PLACE IN THE MIDDLE TO MAKE IT COZY AND COMFORTABLY HOMEY. THE MAIN FLOOR HAS A BEAUTIFUL HARDWOOD THROUGHOUT WITH A TILE ENTRY. THE CUPBOARDS ARE MADE OF OAK THAT COMPLIMENTS THE LARGE ISLAND COVERED WITH GRANITE. ALSO OFFERS A EXTREMELY LARGE MASTER BEDROOM AND A LARGE SECOND BEDROOM. THE MASTER BEDROOM OFFERS A JACUZZI JETTED TUB, WALK IN CLOSET AND A BATHROOM WITH POCKET DOOR. THE 14X 16DECK IS RIGHT OFF THE DINING AREA THAT COMES WITH AN AWNNING. THE DOWNSTAIRS COMES WITH A MOTHER-IN-LAW SUITE WITH A WALK-OUT SEPARATE ENTRY. UNDERFLOOR HEATING, VERY BRIGHT AND SPACIOUS WITH 2 BEDROOMS AND AMPLE STORAGE. THE GARAGE OFFERS SPACE TO TINKER AND TO PARK TWO VEHICLES. THE YARD HAS FRUIT TREES FOR THOSE THAT LIKE TO FEEL



DOMESTIC AND HARVEST THE FRUIT. THE CIRCULAR DRIVEWAY GIVES YOU OPTIONS TO ENTER OR EXIT THE PROPERTY WITH CARE. FEEL FREE TO EXPERIENCE THIS PROPERTY IN ITS ENTIRETY.

Built in 1991

### Essential Information

MLS® #	CA0193077
Price	\$498,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,725
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5636 58 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1R3

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available
Parking	Attached Garage, Attached, Driveway

### Interior

Interior Features	Jetted Tub, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile

### **Exterior**

Lot Description	Greenbelt, Landscaped, Standard Shaped Lot
Roof	Asphalt, Asphalt Shingle
Construction	Brick, Concrete, Stucco, Shingle Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 5th, 2020
Days on Market	303
Zoning	R1

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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