

# **\$329,900 - 5035 58 Street, Lacombe**

MLS® #A2211867

**\$329,900**

3 Bedroom, 2.00 Bathroom, 782 sqft

Residential on 0.19 Acres

Downtown Lacombe, Lacombe, Alberta

SO MUCH TO LOVE in this perfect package; welcome to 5035 - 58 st in the heart of Lacombe!

With fabulous curb appeal, the EXPANSIVE front deck offers a great gathering place for family and friends or evening relaxation spot with SUNNY WEST exposure. The front door welcomes you to a spacious front living room/ dining area with a handy coat closet. The front window is MASSIVE letting in tons of natural light. The kitchen is cleverly laid out with newer cabinets and ample counter space. There are also TWO kitchen windows keeping things bright and cheery. There are two bedrooms on the main floor, and a lovely bright 4 piece bath. The light, neutral color palette, blonde laminate and bright white trim & doors keep the space bright & fresh.

The basement offers a MASSIVE COZY family room with a lovely corner gas fireplace. There is also a semi open concept third bedroom with a large window and closet. There is a convenient 3 piece BATH and a sizable laundry WITH SINK and storage room. Finished with wall to wall cozy plush carpet, this is a space to cuddle up and watch a movie! The beautiful, LARGE landscaped yard and FENCED YARD offers so much space to relax including a 24' x 17' BACK DECK. FULLY FENCED with low maintenance chain link fence AND a garden shed, there is so much room to expand with a garden send box or even a garage; The possibilities are endless.



The single garage is great for additional work space, storage and a full size vehicle. The LONG DRIVEWAY (64'!!) can hold several vehicles and an RV!

This warm and welcoming home has seen a number of updates since 2017 including the furnace, hot water tank, windows, paint, trim and fencing. Plumbing is PEX and the electrical has also been updated.

Getting started, downsizing or simplifying starts [HERE!](#)

Built in 1960

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211867    |
| Price          | \$329,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 782         |
| Acres          | 0.19        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5035 58 Street   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1K7          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Basement, Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Block  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 10               |
| Zoning         | R1               |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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