

# **\$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	12
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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