

# \$310,000 - 5407 47 Street, Lacombe

MLS® #A2249711

## \$310,000

3 Bedroom, 3.00 Bathroom, 1,182 sqft  
Residential on 0.09 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to relaxed, low-maintenance living in the heart of beautiful downtown Lacombe. This charming and immaculately maintained end-unit bungalow is perfectly positioned on a sunny corner lot, soaking up natural light from every angle—morning to evening. With pretty curb appeal and a fantastic location just steps from shops, doctors, parks, and more, this home offers a rare blend of comfort, walkability, and quiet community charm.

Step inside to discover a bright, open-concept layout featuring vaulted ceilings in the living room and oversized south and west-facing windows that flood the home with light. Newer vinyl plank and ceramic tile flooring add warmth and durability throughout the main floor. The spacious, U-shaped kitchen offers plenty of cabinetry, prep space, and a sunny garden-facing window, while the adjacent dining area is perfectly sized for family dinners or casual get-togethers.

Just off the kitchen, a flexible second bedroom or home office opens directly onto the backyard and a large, covered deck—a peaceful spot to enjoy morning coffee, watch the sunset, or relax with a book in the shade. The generous primary bedroom features east-facing windows, a large closet, and private access to a 2-piece ensuite. You™ll also love the main floor laundry, smart storage options throughout, and convenient direct access to the attached garage.



Downstairs, there’s plenty of space to stretch out with a large family room, a third bedroom, a 3-piece bath, and a massive workshop or hobby space with built-in cold storage—perfect for crafts, storage, or projects of any kind.

The landscaped backyard is a true little retreat, with mature trees, white raspberry bushes, and a garden shed. Located on a friendly street with a close-knit feel, this home truly offers main-floor living at its best—in a setting that feels like home the moment you arrive.

Built in 1993

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2249711               |
| Price          | \$310,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,182                  |
| Acres          | 0.09                   |
| Year Built     | 1993                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5407 47 Street   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L1H5           |

**Amenities**

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                            |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, On Street, Single Garage Attached |
| # of Garages   | 1                                                                                            |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Central Vacuum, Vinyl Windows, Storage, Vaulted Ceiling(s)                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner, Freezer, Garage Control(s), Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                                              |
| Cooling           | Wall/Window Unit(s)                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                           |
| Lot Description   | Back Yard, Street Lighting, Back Lane, Fruit Trees/Shrub(s), Lawn, Landscaped, See Remarks, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                                                        |
| Foundation        | Poured Concrete                                                                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 24                |
| Zoning         | R4                |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Park Realty |
|----------------|-------------|

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