



**5124 53 Street
Lacombe, Alberta**

MLS # A2321372



\$395,000

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,305 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Tile Counters, Vaulted Ceiling(s)		
Inclusions:	None		

Just minutes from downtown, this home blends modern convenience with warm character — offering the ease of a newer build with a timeless, welcoming feel. Featuring 4 bedrooms and 2.5 bathrooms, it has been thoughtfully maintained and extensively updated with premium Karndean luxury vinyl flooring (2022), new basement windows (2025), a new fence (2024), and new windows and ceiling in the sunroom (2021). The main floor offers an open, light-filled layout where large windows bring in natural light throughout the day. The kitchen sits at the heart of the home with tile countertops, crisp white cabinetry, and seamless built-in storage in the dining area, perfect for both everyday living and entertaining. The living room is warm and inviting, anchored by a cozy gas fireplace. Upstairs, the primary suite opens to a west-facing balcony ideal for sunsets, with a walk-in closet, ensuite access, and a gas hookup for future fireplace potential. Vaulted ceilings and smart gable storage add charm and function. The second bedroom enjoys east-facing morning light and additional roofline storage, while a unique hallway built-in offers flexible, playful space. The upper-level bathroom features a jetted tub, offering the perfect place to unwind and relax after a long day. The lower level includes two spacious bedrooms, a family room, and a 3-piece bathroom with in-floor heating, creating a comfortable retreat for guests or extended family. A standout feature is the screened-in 3-season room, enhanced with new windows and a new ceiling completed in 2021, making it the perfect space for relaxed mornings and long summer evenings. Outside, a heated 19x20 garage, new fencing (2024), and established perennial landscaping complete the property. Close to schools, LMC, Music in the Park, Lacombe Days, Kinsmen Aquatic Centre, Splash Park, restaurants, and parks

— this is more than a home; it’s a lifestyle rooted in comfort, light, and connection.