

# \$539,900 - 4405 45 Street, Lacombe

MLS® #A2208778

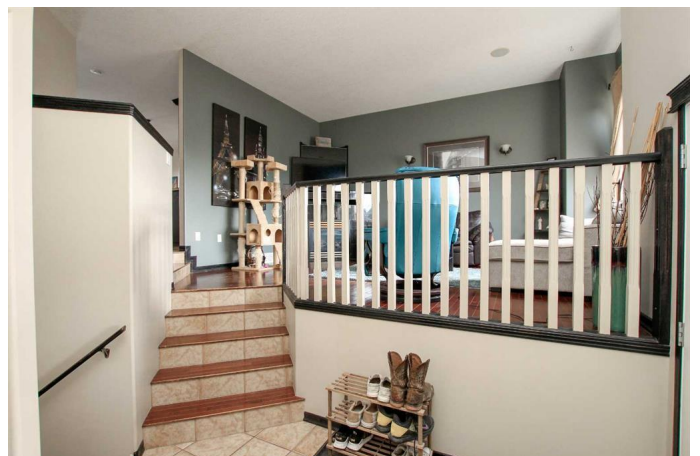
## \$539,900

5 Bedroom, 3.00 Bathroom, 1,390 sqft

Residential on 0.27 Acres

Kingdom, Lacombe, Alberta

FULLY DEVELOPED 5 BEDROOM, 3 BATHROOM BI-LEVEL ~ LOCATED ON A LARGE LANDSCAPED LOT WITH ROOM FOR A SECOND GARAGE OR SHOP ~ DOUBLE ATTACHED GARAGE + GATED RV PARKING ~ Covered front entry welcomes you and leads to a large foyer with tile floors and high ceilings that open to the upper level ~ The living room has a large west facing window offering tons of natural light and has a cozy gas fireplace with a tile surround ~ The kitchen has a functional layout and offers wood cabinets with pots and pan drawers, ample counter space including an island with a raised eating bar, full tile backsplash and a walk in pantry ~ Easily host a large gathering in the dining room, with tons of natural light plus garden door access to the deck and backyard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a large walk in closet with built in organizers and a 4 piece ensuite ~ 2 additional main floor bedrooms are both a generous size and are conveniently located across from the 4 piece main bathroom ~ The fully finished basement with large above grade windows and high ceilings offers an oversized family room has tons of space for a sitting area, games room and more, plus 2 bedrooms, a 3 piece bathroom, laundry and space for storage ~ 24' L x 22' W attached garage plus gated RV parking and an extra long driveway ~ The backyard is perfect for entertaining with an expansive two tiered deck,



tiki bar, above ground pool w/heater, fire pit, wood shed and a garden shed plus tons of grassy yard space or room for a future detached garage ~ Located close to multiple parks, playgrounds and walking trails with easy access to shopping, schools, highway access and downtown Lacombe ~

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208778    |
| Price          | \$539,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,390       |
| Acres          | 0.27        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4405 45 Street |
| Subdivision | Kingdom        |
| City        | Lacombe        |
| County      | Lacombe        |
| Province    | Alberta        |
| Postal Code | T4L 0A7        |

### **Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                        |
| Parking Spaces | 4                                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front, Off Street, RV Access/Parking |
| # of Garages   | 2                                                                                   |

### **Interior**

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks                                                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                         |
| Fireplaces        | Gas, Tile                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                                                                            |

## Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Vinyl Siding                                                                |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 25              |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Lime Green Realty Inc. |
|----------------|------------------------|

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