

\$539,900 - 4405 45 Street, Lacombe

MLS® #A2208778

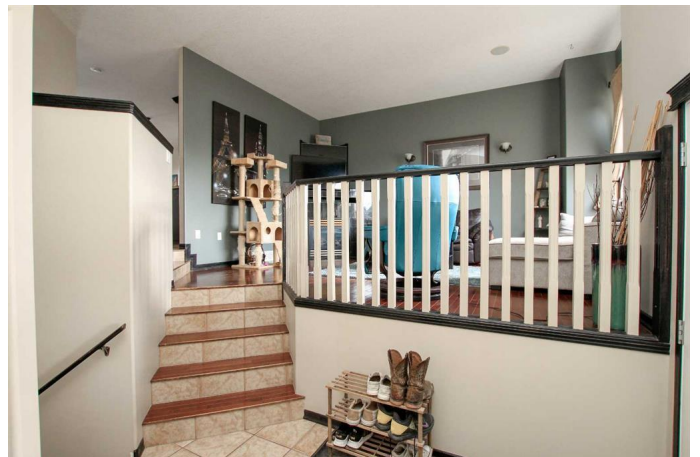
\$539,900

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	16
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.