# \$525,000 - 4405 45 Street, Lacombe

MLS® #A2208778

### \$525,000

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 \$525,000

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, See Remarks,

Stove(s), Washer/Dryer

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 75
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.