

# \$419,900 - 5233 47 Street, Lacombe

MLS® #A2240455

**\$419,900**

3 Bedroom, 2.00 Bathroom, 1,043 sqft  
Residential on 0.17 Acres

Downtown Lacombe, Lacombe, Alberta

This move-in ready, three-level split home is available for immediate possession. Recently undergoing extensive renovations, it now offers a fresh interior with new flooring, paint, trim, and stainless steel kitchen appliances. Located in the heart of Lacombe, the property is within walking distance to downtown, shopping, schools, and walking trails. Notable updates include roof and siding replacement with 1 1/2" styrofoam in 2016, window upgrades in 2005, garage doors installed approximately three years ago, and fence repainting this Fall. The main floor features a spacious living room separated from the kitchen and dining areas. Upstairs comprises the primary bedroom, two additional bedrooms, and a four-piece bathroom. The third level offers a three-piece bathroom, family room, and a versatile room suitable for use as a den, playroom, or esthetics/hair salon, complete with a sink. The laundry and utility rooms are also located on this level, which benefits from large windows providing ample natural sunlight. Additional amenities include a double detached garage (heater not operational) with space for two vehicles, back alley access, off-street parking, a fully fenced yard, and mature landscaping in the front yard.

Built in 1974

## Essential Information

MLS® #                      A2240455



|                |               |
|----------------|---------------|
| Price          | \$419,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,043         |
| Acres          | 0.17          |
| Year Built     | 1974          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5233 47 Street   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1J3          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | None                                                  |
| Lot Description   | Back Lane, Back Yard, City Lot, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding                                          |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 20th, 2025  
Days on Market        6  
Zoning                      R4

**Listing Details**

Listing Office            RE/MAX real estate central alberta

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