

# \$245,000 - 5428 45 Street, Lacombe

MLS® #A2253663

## \$245,000

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Residential on 0.05 Acres

Downtown Lacombe, Lacombe, Alberta

A two-storey townhouse with NO CONDO FEES for just \$250,000 is a rare find in today's market! Welcome to 5428 45 Street, ideally located within walking distance to multiple parks, playgrounds, schools, shopping, and amenities – offering the perfect balance of privacy and convenience. Step inside to a bright and welcoming living room, filled with natural light from a large east-facing window. The hallway leads into the kitchen area featuring oak cabinetry, white appliances, and a newer fridge and dishwasher (both about three years old). Adjacent to the kitchen is a sunny dining area with a large west-facing window that looks out over the back deck and yard. A convenient main-floor laundry room and a 2-piece bathroom complete this level. Upstairs you'll find two spacious primary-sized bedrooms. The main bedroom, located on the west side, offers his-and-hers closets and private access to the shared 4-piece bathroom (also accessible from the hallway). The unfinished basement provides an excellent opportunity to add your own finishing touches. Outdoors, enjoy a fenced backyard with a deck (redone around 2015) and rear gravel parking. Other updates include many upgraded vinyl windows, newer doors (around 2015), and shingles replaced around 2015.

Built in 1992

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2253663      |
| Price          | \$245,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,119         |
| Acres          | 0.05          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5428 45 Street   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1H1          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Full, Unfinished        |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      September 2nd, 2025  
Days on Market                21  
Zoning                              R4

**Listing Details**

Listing Office                    Century 21 Maximum

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