

# **\$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, 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	33
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Inc.
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