

# \$549,900 - 46 Lexington Close, Lacombe

MLS® #A2251200

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.17 Acres

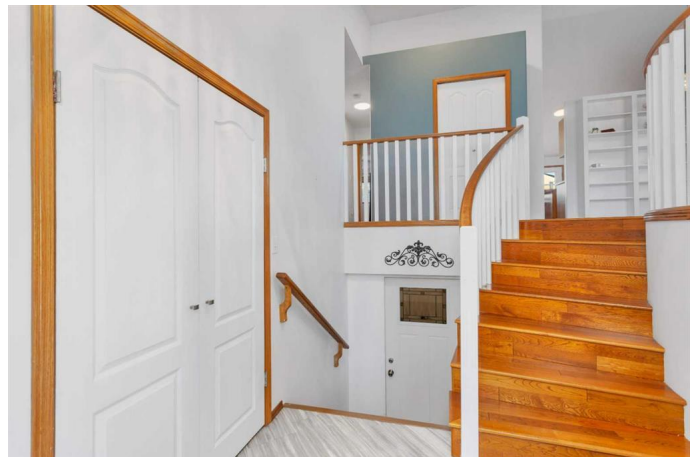
Lincoln Park, Lacombe, Alberta

Welcome to 46 Lexington Close!

Nestled in a quiet corner of a mature, family-friendly neighborhood, this spacious and flexible home is designed with growing families, extended family, teens & home based entrepreneurs in mind. With an abundance of room, a private office with a separate entrance, and a fantastic central location, it offers everything you need—and more!

The pretty front yard offers a south facing deck and some lovely perennials. Inside, you're greeted by a large, sun-filled entryway that connects seamlessly to the main floor, garage, and lower level. The main floor features a bright, expansive living room, complete with custom built-in bookshelves, tall windows, rich hardwood floors, and a cozy gas fireplace perfect for chilly winter nights. The spacious kitchen offers abundant cabinetry, ample counter space, stainless steel appliances, a handy corner pantry and a small island with additional seating. Plus, a clever laundry closet could hold a washer & dryer for ultimate convenience.

The hallway leading to the bedrooms offers several deep storage closets, ideal for organization. There are two generously sized bedrooms, one of which includes a built-in desk. The updated 4-piece bath is bright and fresh, with added storage tucked behind the door. The primary bedroom is a serene retreat, featuring two large windows that overlook the peaceful backyard. It includes a walk-in closet with built-in basket storage and a newly



renovated, fully tiled spa bathroom complete with a soaking tubâ€”your perfect place to unwind and relax.

The lower level, currently used as a self-contained living space, can be accessed from the wide staircase at the front entryway or the side walk up. This bright and welcoming level features a spacious family room with large windows and a huge bedroom freshly painted for a modern feel. The kitchenette includes white cabinetry, a butcher block counter, fridge, dishwasher, and a stackable washer & dryer. The lower level also boasts a beautifully tiled 4-piece bathroom with marble floors and an added bonus: a sauna installed in 2022, providing the perfect space for relaxation. For those working from home or needing a separate professional space, the lower level is cleverly designed with a private office area complete with its own entrance, a waiting area and two large closets. This versatile space can also be easily repurposed as an additional bedroom. The homeâ€™s thoughtful design continues outside, where youâ€™ll find multiple access points to the yard, including from the kitchen and side entrance. Enjoy the outdoors on the fantastic multi-tiered deckâ€”perfect for barbecues and entertaining. Unwind in the sunken hot tub, surrounded by beautiful garden and flower beds, and mature trees. A single-car garage wired for 220V provides additional storage space. A great location, a multi purpose design and value are all wrapped up in this pretty home!

Built in 1999

**Essential Information**

MLS® #	A2251200
Price	\$549,900
Bedrooms	5

Bathrooms	3.00
Full Baths	3
Square Footage	1,488
Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	46 Lexington Close
Subdivision	Lincoln Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L2J3

### Amenities

Parking Spaces	3
Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  August 25th, 2025

Days on Market            1

Zoning                        R1

### **Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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