

# \$688,800 - 6010 50 Avenue, Lacombe

MLS® #A2195963

**\$688,800**

5 Bedroom, 4.00 Bathroom, 1,680 sqft  
Residential on 1.75 Acres

None, Lacombe, Alberta

This fully renovated 5-bedroom, 4-bathroom bungalow sits on a beautifully landscaped 1.73-acre lot within city limits, offering the perfect balance of space, privacy, and convenience. Nestled beside one of Central Alberta's premier golf courses, it's just a two-minute walk to the clubhouse, making it an unbeatable location for golf enthusiasts. Step inside to discover a bright and inviting main floor, bathed in natural light from newer floor-to-ceiling vinyl windows. Freshly updated, the home features new vinyl plank flooring, custom blinds, and fresh paint throughout, with plush new carpet in the primary and basement bedrooms. The spacious primary suite comfortably fits a king-sized bed and boasts a private, upgraded three-piece ensuite. Two additional well-sized bedrooms and a four-piece bathroom complete the main level. The open-concept kitchen is both stylish and functional, featuring ceiling-height cabinetry, new quartz countertops, tile backsplash, and newer appliances, including an induction stove. A large window above the sink fills the space with natural light, while built-in bookshelves and cabinets in the living room add charm and practicality. A main-floor laundry and mudroom, complete with a two-piece bathroom, offer a flexible layout, providing the option to create two self-contained (illegal) suites with locked door separation. Downstairs, the fully finished basement is designed for versatility. A spacious family room with a cozy



wood-burning stove is perfect for gathering, while two oversized bedrooms with large above-grade windows ensure ample natural light. The basement kitchenette is well-equipped with plenty of cabinets, counter space, a stove, fridge, dishwasher, and a large pantry. Additional highlights include a four-piece bathroom, cold storage, and water line access for a future laundry hookup. A newly installed drop-down ceiling with added insulation enhances soundproofing between floors. Recent upgrades ensure modern efficiency and comfort, including a new HVAC system with zoned heating, upgraded attic insulation, on-demand hot water, a newer electrical panel, and a newer roof. The septic system, including pumps and all components, was fully replaced in fall 2023, and the property is connected to city water. Outdoor living is just as impressive, with a fenced yard featuring lilac bushes, raspberry bushes, a hybush tree, and Saskatoon berry bushes. Relax and entertain on the wraparound deck along the south and east sides. The property also includes two gated backyard access points, RV parking, an extended driveway, and ample parking. A double detached heated garage, a storage shed, and a ShelterLogic tent complete the outdoor amenities. Conveniently located just off the highway and across from the ball diamonds, with a seasonal farmersâ€™ market nearby, this property is less than 20 minutes to Red Deer and an hour to Edmonton International Airport. If youâ€™re looking for acreage-style living with all the benefits, this is the one!

Built in 1962

## Essential Information

MLS® #	A2195963
Price	\$688,800
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,680
Acres	1.75
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6010 50 Avenue
Subdivision	None
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L0H8

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, RV Access/Parking, Carport
# of Garages	2

### **Interior**

Interior Features	Built-in Features, No Animal Home
Appliances	Dishwasher, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	Zoned
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Fruit

	Trees/Shrub(s), Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	36
Zoning	R1

### **Listing Details**

Listing Office	KIC Realty
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