

# \$600,000 - 5346 50th Avenue, Lacombe

MLS® #A2057877

**\$600,000**

1 Bedroom, 3.00 Bathroom, 6,881 sqft  
Residential on 0.44 Acres

Downtown Lacombe, Lacombe, Alberta

Investors Alert or those with a vision! Located in the heart of our vibrant city, just a stone's throw away from downtown amenities, this exceptional property presents an incredible opportunity for those seeking a unique space filled with rich history and unlimited potential. As you step through the doors of this former church, you'll discover a vast and versatile interior space, where the possibilities are truly endless. The expansive main hall, with its high ceilings creates an ambiance of awe-inspiring beauty and serenity. This is the perfect backdrop for a variety of uses, limited only by your imagination. Dream of transforming this historical gem into an art gallery, showcasing local talent and fostering creativity? With ample wall space and natural light filtering through the stunning the setting couldn't be more perfect to inspire artists and captivate visitors. Potential to establish a community center, a place where people of all ages can gather, learn, and connect? The generous floor plan of this building allows for the creation of classrooms, meeting rooms, and recreational areas, fostering a sense of unity and fostering personal growth. Perhaps you envision an intimate concert venue or a performance space where live music and theatrical events come to life? The exceptional acoustics and elegant ambiance make this former church an ideal stage for musicians, actors, and performers to showcase their talents. Furthermore, the church's proximity to downtown amenities adds further appeal. With



shops, restaurants, and entertainment venues just a short walk away, the potential for attracting visitors and building a thriving community hub is immeasurable. Prime highway visibility for whatever you choose to do with this amazing property in transforming it into a long term investment in the historical City of Lacombe.

Built in 1986

### **Essential Information**

MLS® #	A2057877
Price	\$600,000
Bedrooms	1
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	6,881
Acres	0.44
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5346 50th Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1N5

### **Amenities**

Parking Spaces	30
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan
Appliances	None
Heating	Boiler, Forced Air, In Floor
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2023
Days on Market	675
Zoning	R1

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.