

\$529,900 - 46 Lexington Close, Lacombe

MLS® #A2251200

\$529,900

5 Bedroom, 3.00 Bathroom, 1,488 sqft

Residential on 0.17 Acres

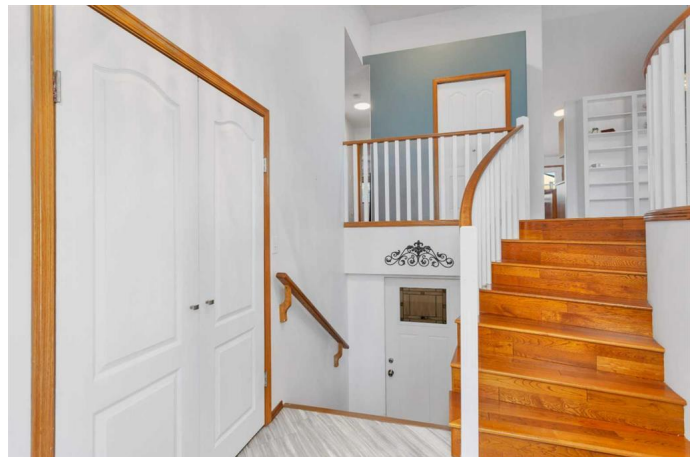
Lincoln Park, Lacombe, Alberta

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 tub—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 home’s thoughtful design continues outside, where you’ll find multiple access points to the yard, including from the kitchen and side entrance. Enjoy the outdoors on the fantastic multi-tiered deck—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	\$529,900
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	Finished, Full, Exterior Entry

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 70
Zoning R1

Listing Details

Listing Office Royal LePage Network Realty Corp.

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.