

\$259,900 - 5219 44th Street, Clive

MLS® #A2251146

\$259,900

3 Bedroom, 2.00 Bathroom, 1,482 sqft

Residential on 0.20 Acres

NONE, Clive, Alberta

WELCOME TO CLIVE, ALBERTA! At the edge of town you'll find an excellently designed 2014 home on a big lot, with the rolling Lacombe County countryside looking back at you. The kitchen feels very custom with the peninsula island, high end appliances and the castle effect on the cabinetry. Vaulted ceilings for grandness and lots of natural daylight make for comfy living. The Master claims the entire east end of the home, utilizing all that morning sun, and offers a walk in closet and 4 piece ensuite. The front entry is spacious and inviting and from here a person carries through French doors into the family room. Two more good bedrooms and a 4 piece bathroom close by for convenience. Main floor laundry and AC wrap up a great home! Outside, a big deck off the front to enjoy the view from, carries down onto a level yard with nice lawn and a spot for the fifth wheel. Out back a garden shed with greenhouse lean-to for the gardeners and no neighbours behind! Clive rocks hard, great school, fantastic restaurants, pharmacy, grocery store, ATB and more all just 20 minute from one of Alberta's best cities - Lacombe. This is Alberta, Amen!

Built in 2014

Essential Information

MLS® # A2251146

Price \$259,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.20
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5219 44th Street
Subdivision	NONE
City	Clive
County	Lacombe County
Province	Alberta
Postal Code	T0C 0Y0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, No Neighbours Behind, Private, Secluded, Street Lighting, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Piling(s)

Additional Information

Date Listed	August 25th, 2025
Days on Market	13
Zoning	Residential

Listing Details

Listing Office	Alberta Realty Inc.
----------------	---------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.