

# **\$429,911 - #3, 4738 49a Avenue, Lacombe**

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MLS® #A2231980

**\$429,911**

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.06 Acres

Downtown Lacombe, Lacombe, Alberta

Senior Friendly fully finished bungalow. No basement! Crawl Space with lots of additional storage. No Stairs! Open floor plan with all new appliances and quality finishing throughout with wheelchair access. 2 bedrooms and 2 baths. Primary bedroom is spacious with walkthrough closet and 3 piece c/w 5' Walkin shower with sit down feature. There is insuite laundry c/w washer and dryer. The second bedroom is perfect for extra sleeping area for your weekend guests and use as an office space or craft room. You will love the attached 22'9" x 13'8" garage to park your vehicle, c/w a RI EV charging option, and extra storage that you have. NO stairs to contend with when transitioning from the garage to the main floor. Within steps of historical downtown Lacombe -shopping, ALL medical amenities, post office and all the beautiful shops - Dutchess Flower shop & Timeworn Charm to name a few, and the variety of eating establishments whether meeting a friend for a latte or having a dinner date at the ONA cafe/Broomtree cafe/Cilantro and Chives or wherever you choose. This is an ideal location for those not wanting to have the stress of driving to everyday appointments or necessities.

Built in 2025

## **Essential Information**

MLS® #

A2231980



|                |               |
|----------------|---------------|
| Price          | \$429,911     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,063         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | #3, 4738 49a Avenue |
| Subdivision | Downtown Lacombe    |
| City        | Lacombe             |
| County      | Lacombe             |
| Province    | Alberta             |
| Postal Code | T4L 1N4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters, See Remarks     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Basement          | None                                             |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Street Lighting                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 57              |
| Zoning         | R2              |

### **Listing Details**

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

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