

# \$245,000 - 4910 Hwy 2a, Lacombe

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MLS® #A2242251

## \$245,000

3 Bedroom, 2.00 Bathroom, 850 sqft

Residential on 0.15 Acres

Downtown Lacombe, Lacombe, Alberta

This Great little home is ready for the fixer upper or the buyer ready to rent it out until the time comes to make it the perfect spot for a new commercial building. The location doesn't get any better for drive by traffic for a business! The house was rented out to a tenant until last month, so the house is very "livable" the way it is and with a little TLC it can be a great place for years to come. With the C3 zoning there is a variety of businesses that can operate from this location. Also with the deep lot size there could be a Commercial Building constructed with front &/or rear parking depending on the needs of the business.

Built in 1921

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242251    |
| Price          | \$245,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 850         |
| Acres          | 0.15        |
| Year Built     | 1921        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4910 Hwy 2a      |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1J8          |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters                                 |
| Appliances        | Electric Stove, Portable Dishwasher, Refrigerator |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Fire Pit                                         |
| Lot Description   | Back Lane, City Lot, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame, Glass                                |
| Foundation        | Block                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 43              |
| Zoning         | C3              |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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