

# \$347,500 - 4723 47 Avenue, Lacombe

MLS® #A2231407

## \$347,500

3 Bedroom, 2.00 Bathroom, 1,028 sqft  
Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

This charming bi-level offers generous living space in the heart of downtown Lacombe. The main floor welcomes you with a spacious living room and a lovely kitchen featuring ample cabinetry and countertop space. Two comfortable bedrooms and a 4-piece bathroom complete this level. Downstairs, you'll find a third bedroom, a 3-piece bathroom, a family room perfect for relaxing, and even space to easily add a fourth bedroom. The dining area leads out to a private, fully fenced backyard with mature landscaping and a convenient detached garage. Some windows have been updated, the Furnace & Hot Water Tank were repalced approximately 4 years ago. Enjoy an unbeatable location within walking distance to all downtown amenities! Motivated to Sell!

Built in 1973

## Essential Information

MLS® #	A2231407
Price	\$347,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

### Community Information

Address	4723 47 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1T9

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Central Vacuum
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Permeable Paving
Lot Description	Back Lane, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	54
Zoning	R1B

### Listing Details

Listing Office	Royal LePage Lifestyles Realty
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