

# \$165,000 - 5922a 45 Avenue, Lacombe

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MLS® #A2231474

## \$165,000

2 Bedroom, 1.00 Bathroom, 468 sqft

Residential on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

Great revenue property or first time buyer investment! Affordable price with low condo fees - get ready for home ownership or expand your real estate portfolio with this cute and cozy condo - the tenant would like to stay so the takeover is simplified for you! Front unit with south facing deck protected by a large spruce tree in the front giving you privacy while enjoy the beautiful summer days - deck is covered so even on the rainy days you can still step outside and relax on your deck. Main floor has a nice kitchen with updated cabinetry and countertops. Living room and dining room area are spacious and is separate from the kitchen space! Basement has primary bedroom, second bedroom, 4 piece bathroom the and laundry facilities - plus a storage room!

Newer vinyl windows throughout the condo. Possession can be immediate if you are keeping the tenant. The condo is within walking distance to the golf course, ball diamonds, and downtown!



Built in 1977

## Essential Information

MLS® #	A2231474
Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	468

Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

### Community Information

Address	5922a 45 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1T8

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Vinyl Windows, Laminate Counters, Master Downstairs
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	38

Zoning

R2

## **Listing Details**

Listing Office

RE/MAX real estate central alberta

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