\$439,911 - #2, 4738 49a Avenue, Lacombe

MLS® #A2231940

\$439,911

2 Bedroom, 2.00 Bathroom, 1,069 sqft Residential on 0.06 Acres

Downtown Lacombe, Lacombe, Alberta

Senior Friendly fully finished bungalow. No basement! Crawl space with lots of room for 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 in suite laundry c/w washer and dryer. The second bedroom to use as an office or crafts room with the option to have extra sleeping area for your weekend guests. You will love the attached 22'9" x 13'8" garage to park your vehicle 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® # A2231940 Price \$439,911







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,069

Acres 0.06

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

Community Information

Address #2, 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 Closet Organizers, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, Vinyl Windows, Recessed Lighting

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Crawl Space, See Remarks

Exterior

Exterior Features None

Lot Description Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete, Slab

Additional Information

Date Listed June 17th, 2025

Days on Market 137 Zoning R4

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.