

# \$439,911 - #1, 4738 49a Avenue, Lacombe

MLS® #A2231947

**\$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, but there is a crawl space with lots of room for your extra storage needs! 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 is 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 c/w 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® #

A2231947



|                |               |
|----------------|---------------|
| 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     | #1, 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 | No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s), Closet Organizers |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                                      |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Level, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                    |
| Construction      | Stone, Vinyl Siding                |

Foundation                  Poured Concrete, Slab

### **Additional Information**

Date Listed                  June 17th, 2025

Days on Market              89

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.