

# \$412,000 - 5, 5463 55 Avenue, Lacombe

MLS® #A2241546

**\$412,000**

2 Bedroom, 2.00 Bathroom, 1,139 sqft  
Residential on 0.11 Acres

Downtown Lacombe, Lacombe, Alberta

Downsize in style or embrace simplified living!  
These brand new 1 bedroom, 1.5 bath  
fourplex units by trusted local builder  
Ridgestone Homes offer quality craftsmanship  
with no condo fees. Enjoy an open-concept  
layout with a modern kitchen, dining, and living  
area, plus stylish finishes throughout. The  
spacious primary bedroom features a walk-in  
closet and a 4-piece ensuite. Convenient  
in-suite laundry and an attached single garage  
complete the package. Low-maintenance living  
at its best!



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241546      |
| Price          | \$412,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,139         |
| Acres          | 0.11          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5, 5463 55 Avenue |
| Subdivision | Downtown Lacombe  |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 1M1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                   |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating           | In Floor                                                            |
| Cooling           | None                                                                |
| Basement          | None                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Slab                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 107             |
| Zoning         | R5              |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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.