

# \$399,900 - 4622 55 Avenue, Lacombe

MLS® #A2243026

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,207 sqft  
Residential on 0.13 Acres

Meadowview Village, Lacombe, Alberta

Welcome to this charming and well-kept bungalow located in one of Lacombe's most desirable neighbourhoods. This 4-bedroom, 2-bathroom home offers a great combination of style, space, and practicality, perfect for families, retirees, or anyone looking for a move-in-ready home in a quiet, friendly area.

Step inside to a bright, open-concept main floor filled with natural light. The kitchen was refreshed approximately 10 years ago and features beautiful cabinetry and a layout that's both functional and welcoming, ideal for cooking and entertaining. The new laminate flooring in the living room, dining area, and hallway gives the space a clean, contemporary feel.

Enjoy the convenience of main floor laundry, located just off the hallway for easy access. The main floor also includes a spacious primary suite, a second bedroom, and a full bathroom.

Downstairs, you'll find a huge rec room that's perfect for movie nights, a playroom, or a home gym, along with two additional bedrooms, a dedicated office space, and plenty of storage.

Outside, take advantage of RV parking, a double detached garage, and a beautifully landscaped backyard—a great space for



summer barbecues or quiet relaxation.

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243026    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,207       |
| Acres          | 0.13        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 4622 55 Avenue     |
| Subdivision | Meadowview Village |
| City        | Lacombe            |
| County      | Lacombe            |
| Province    | Alberta            |
| Postal Code | T4L1T7             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier                                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                |
| Cooling           | Central Air                                                                                                               |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Finished, Full                                                                                                            |

**Exterior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | None                                                  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding                                          |
| Foundation        | Poured Concrete                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 5               |
| Zoning         | R1              |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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