# \$419,000 - 4, 5418 49 Avenue, Lacombe

MLS® #A2182736

## \$419,000

2 Bedroom, 2.00 Bathroom, 1,050 sqft Residential on 0.01 Acres

Downtown Lacombe, Lacombe, Alberta

NO CONDO FEES on this Brand New Luxury Villa built by Ridgestone Homes INC! Conveniently located by the Lacombe Hospital, walking distance to Rexall Drugs, banking and all the amenities of Lacombe's beautiful downtown. Built with adult living in mind this Villa is the perfect retirement investment. Enjoy a cozy heated floor throughout the entire villa and heated garage. The beautiful open floor plan flows seamlessly and offers executive touches of a custom quartz kitchen, 4pc ensuite, main floor laundry, walk-in closet and more! \*\*\* this home is currently under construction with an estimated completion date of mid to late March 2025. Photos and renderings are examples from a similar home and may not reflect the exact finishes and colors of this property.

Built in 2024

#### **Essential Information**

MLS® # A2182736 Price \$419,000

Bedrooms 2

Bathrooms 2.00

Full Baths 1

Half Baths 1

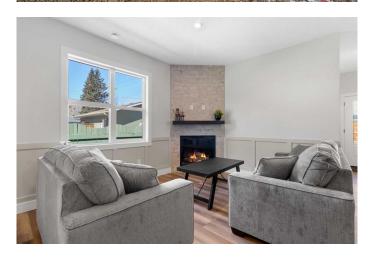
Square Footage 1,050

Acres 0.01

Year Built 2024







Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

## **Community Information**

Address 4, 5418 49 Avenue
Subdivision Downtown Lacombe

City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 1S6

#### **Amenities**

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Refrigerator, Garage Control(s), Microwave, Stove(s),

Washer/Dryer

Heating Natural Gas, In Floor

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room

Basement None

### **Exterior**

Exterior Features Balcony

Lot Description See Remarks
Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Slab

## **Additional Information**

Date Listed December 13th, 2024

Days on Market 214

Zoning R4

## **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.