

\$310,000 - 4730 49a Avenue, Lacombe

MLS® #A2244861

\$310,000

1 Bedroom, 2.00 Bathroom, 1,099 sqft
Residential on 0.07 Acres

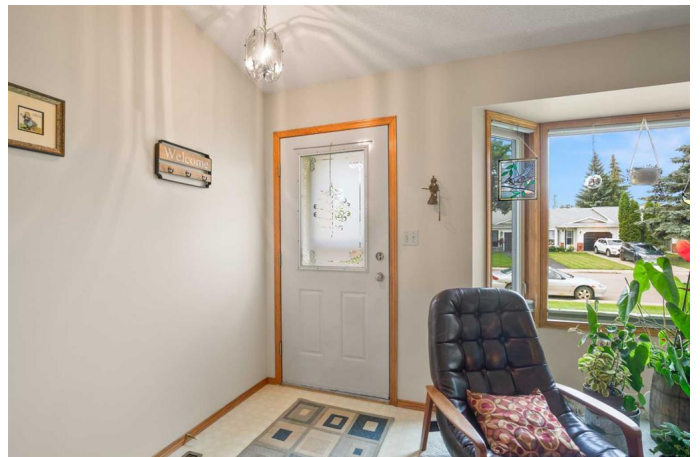
Downtown Lacombe, Lacombe, Alberta

Looking for something with all one level, with an attached single garage and within walking distance to all the necessary amenities, then look no further than this property. The main floor features one bedroom, 4pc bath, den or possible second bedroom, large living room, laundry, dining room and kitchen. Ideally set up for seniors but there are no age restrictions so young and old can certainly take a look. Does have a full basement with a 2pc bath, storage and large open space for family/rec/games room. Backyard has been lovingly landscaped with a covered deck where one can sit out of the sun. Recent upgrades include new front windows and bedroom windows in 2022, new blinds front window 2020, new back fence 2021 and new roof on deck in 2022. Location wise it can't be beat as the home is within walking distance to clinics, pharmacies, grocery shopping, pubs, public library, park space, restaurants and all other manner of necessary shopping one may need. Well maintained, clean and move in ready. Call you favourite agent and schedule a showing!

Built in 1991

Essential Information

MLS® #	A2244861
Price	\$310,000
Bedrooms	1



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,099
Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	4730 49a Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N4

Amenities

Parking Spaces	2
Parking	Off Street, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Skylight(s)
Appliances	Dryer, Garage Control(s), Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	20
Zoning	R4

Listing Details

Listing Office	Royal LePage Lifestyles 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.