

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

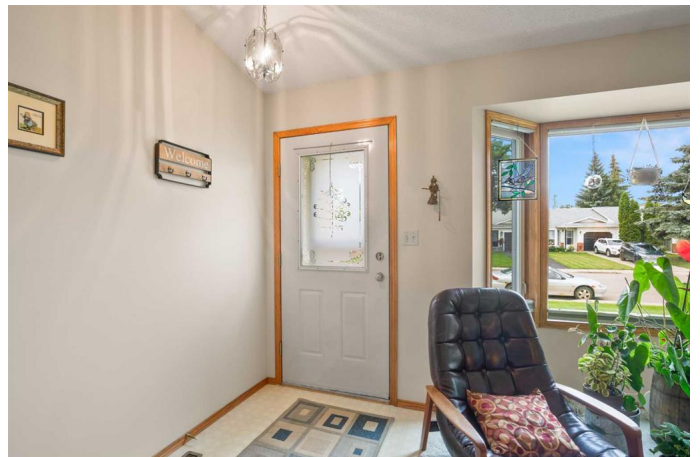
MLS® #A2244861

## \$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 | 4                |
| Zoning         | R4               |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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