

# \$265,000 - 4734 49 Avenue, Lacombe

MLS® #A2203722

## \$265,000

3 Bedroom, 2.00 Bathroom, 793 sqft  
Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

ATTENTION INVESTORS!! - This lot is zoned R5 (approved for duplex, fourplex apartment) PLUS the neighboring property is FOR SALE and also zoned R5! These make great investment/rental properties and also have future growth potential! This property has been RENOVATED including NEW STUCCO with 2" of extra Styrofoam board insulation, WINDOWS, SHINGLES, EAVES, PLUMBING, ELECTRICAL, PAINT, KITCHEN COUNTERTOPS, and DECK . The original hardwood has been left in tact as well some of the doors, handles; giving the home extra character and charm! The upstairs features a good sized entrance way, LARGE LIVING ROOM, 2 bedrooms and a bathroom. The basement features another living room, bedroom, laundry room and two piece bath. There is also extra storage downstairs in the furnace room. The yard is private with lots of hedges a mature trees. There is back alley access. Lots of options here with these side by side R5 properties!

Built in 1963

### Essential Information

MLS® #	A2203722
Price	\$265,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	793
Acres	0.14
Year Built	1963
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4734 49 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N3

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 15

Zoning R5

## **Listing Details**

Listing Office CIR Realty

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