

# \$429,911 - #3, 4738 49a Avenue, Lacombe

MLS® #A2231980

**\$429,911**

2 Bedroom, 2.00 Bathroom, 1,080 sqft  
Residential on 0.06 Acres

Downtown Lacombe, Lacombe, Alberta

Senior Friendly fully finished bungalow. No basement! Crawl Space with lots of additional storage. No Stairs! Open floor plan with all new appliances and quality finishing throughout with wheelchair access. 2 bedrooms and 2 baths. Primary bedroom is spacious with walkthrough closet and 3 piece c/w 5' Walkin shower with sit down feature. There is insuite laundry c/w washer and dryer. The second bedroom is perfect for extra sleeping area for your weekend guests and use as an office space or craft room. You will love the attached 22'9" x 13'8" garage to park your vehicle, c/w a RI EV charging option, and extra storage that you have. NO stairs to contend with when transitioning from the garage to the main floor. Within steps of historical downtown Lacombe -shopping, ALL medical amenities, post office and all the beautiful shops - Dutchess Flower shop & Timeworn Charm to name a few, and the variety of eating establishments whether meeting a friend for a latte or having a dinner date at the ONA cafe/Broomtree cafe/Cilantro and Chives or wherever you choose. This is an ideal location for those not wanting to have the stress of driving to everyday appointments or necessities.

Built in 2025

## Essential Information

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Price	\$429,911
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	#3, 4738 49a Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N4

### Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Other
Lot Description	Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 17th, 2025
Days on Market	11
Zoning	R2

### **Listing Details**

Listing Office	CIR Realty
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