

\$299,900 - 4739 49a Avenue, Lacombe

MLS® #A2233446

\$299,900

1 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.07 Acres

Downtown Lacombe, Lacombe, Alberta

4739 49A Avenue is perfectly located in a desirable downtown area in the City of Lacombe, Alberta. The neat and tidy property checks off many boxes for prospective buyers.

Highly sought after features include: an attached garage, main floor laundry, kitchen with plenty of countertop and cabinet space, recently resurface paved driveway, extra parking space, storage galore, and more. The central location is ideal - within walking distance to stores, pharmacies, convenience store, LMC (Music in the Park, Mary C Moore Library), doctors, dentists, other professionals, coffee shops, restaurants, swimming pool, curling rink, schools, and more. Lacombe's fantastic walking/bike paths and trail system are always nearby as well. The backyard provides additional parking space (perhaps even room for trailer or small RV) if desired, and just enough private space for a manageable amount of yard work. The main floor includes a welcoming living room/dining room/kitchen area. The primary bedroom is spacious, with room for a King sized bed, and features a walk-in closet that is conveniently connected to the main floor 4 piece bathroom. As mentioned before, the attached garage and main floor laundry are an added bonus. The second room can serve many purposes, including a second bedroom, office, and/or craft and hobby room. It also provides a gateway to the composite deck with maintenance-free aluminum railing - a great place to barbecue, or relax with friends. The



basement provides plenty of additional storage, a good sized recreational area (currently used as a guest room), and a second bathroom. Pride of ownership is very evident as this gem of a home has been well maintained by the same owner for over 20 years.

Built in 1990

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2233446 |
| Price | \$299,900 |
| Bedrooms | 1 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 980 |
| Acres | 0.07 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4739 49a Avenue |
| Subdivision | Downtown Lacombe |
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 1N4 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Alley Access, Driveway, Garage Door Opener, Off Street, Additional Parking, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Rectangular Lot |
| Roof | Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 30th, 2025 |
| Days on Market | 15 |
| Zoning | R4 |

Listing Details

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

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