# \$339,000 - 4723 47 Avenue, Lacombe

MLS® #A2231407

#### \$339,000

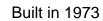
3 Bedroom, 2.00 Bathroom, 1,028 sqft Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

This charming bi-level offers generous living space in the heart of downtown Lacombe. The main floor welcomes you with a spacious living room and a lovely kitchen featuring ample cabinetry and countertop space. Two comfortable bedrooms and a 4-piece bathroom complete this level. Downstairs, you'll find a third bedroom, a 3-piece bathroom, a family room perfect for relaxing, and even space to easily add a fourth bedroom. The dining area leads out to a private, fully fenced backyard with mature landscaping and a convenient detached garage. Some windows have been updated, the Furnace & Hot Water Tank were repalced approximately 4 years ago. Enjoy an unbeatable location within walking distance to all downtown amenities! Motivated to Sell!







#### **Essential Information**

MLS® #	A2231407
Price	\$339,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.14
Year Built	1973
Туре	Residential
Sub-Type	Detached



Style	<b>Bi-Level</b>
Status	Active

## **Community Information**

Address	4723 47 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1T9

#### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

#### Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave, Washer, Washer/Dryer, Built-In Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

#### Exterior

Exterior Features	Permeable Paving
Lot Description	Back Lane, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	June 16th, 2025
Days on Market	56
Zoning	R1B

## 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.