

# \$439,000 - 4626 55 Avenue, Lacombe

MLS® #A2247103

## \$439,000

4 Bedroom, 3.00 Bathroom, 1,118 sqft

Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

Here it is - a fully finished bungalow with heated front attached garage in downtown Lacombe! This home is a pleasure to view and is awaiting its new family! Situated close to shopping, schools, trail system and amenities this home is in a highly desired neighborhood for all ages! A pleasing floorplan that allows some separation from the kitchen/dining area and the living room. The kitchen is very spacious with lovely oak cabinetry, newer countertops and backsplash - a spacious dining area makes this home easy to host friends and family. Three bedrooms on the main level including the primary bedroom which has its own 3 piece ensuite - the additional four piece bathroom completes the main level. The basement is fully finished and has the fourth bedroom, 3 piece bathroom, large laundry/utility room plus the family room which will accommodate the sectional couch and/or games tables! The backyard is fully fenced, landscaped, back alley access and has a shed to hold all the gardening tools! A lovely home in a great location in Lacombe!

Built in 1993

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247103  |
| Price     | \$439,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,118       |
| Acres          | 0.14        |
| Year Built     | 1993        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4626 55 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1H2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows                            |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | None                                                                     |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding                                                             |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 3                |
| Zoning         | R1               |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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