

# \$329,900 - 4727 49a Avenue, Lacombe

MLS® #A2263444

## \$329,900

3 Bedroom, 2.00 Bathroom, 1,123 sqft  
Residential on 0.07 Acres

Downtown Lacombe, Lacombe, Alberta

This well-maintained one-owner duplex offers flexible living arrangements suitable for families. The main level includes two bedrooms, a four-piece bathroom, a spacious living room, and a kitchen. The walkout basement features a third bedroom, a five-piece bathroom, and an open concept living area with a wet bar. This layout is ideal for families or for those seeking privacy with a roommate occupying the basement level. Notable features upstairs include hardwood flooring, granite countertops, a built-in corner china cabinet, and a corner pantry. The recently rebuilt 12 x 20 south-facing deck provides ample outdoor space to enjoy sunlight. Additional highlights include back alley access and a low maintenance yard. This one-owner home is ready to welcome its next family!

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263444  |
| Price          | \$329,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,123     |
| Acres          | 0.07      |
| Year Built     | 1996      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4727 49a Avenue  |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1N4          |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Granite Counters, Laminate Counters                                         |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Oven-Built-In, Electric Cooktop |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full, Walk-Out                                                    |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, City Lot, Interior Lot, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 4                 |
| Zoning         | R4                |

### **Listing Details**

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

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