

\$220,000 - 5302 49 Avenue, Lacombe

MLS® #A2096491

\$220,000

1 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.01 Acres

Downtown Lacombe, Lacombe, Alberta

Welcome to this promising 4-bedroom home near Lacombe, a residence with a unique layout offering two bedrooms on the main level and an additional two bedrooms on the lower floor. This property has significant potential, with a 4-piece bathroom servicing the upper level and a 3-piece bathroom on the lower floor, providing both functionality and convenience.

The living spaces on the main floor beckon for your creative touch, presenting an opportunity for cosmetic upgrades that can transform this house into a personalized haven. The charm of this home extends to the lower level, where two more bedrooms await your vision for design and functionality.

A detached single garage, although in need of some attention, stands as a practical addition to the property, providing space for vehicle storage, a workshop, or storage for outdoor essentials. The garage's potential for revitalization aligns with the overall character of the home, offering a canvas for improvement and restoration.

The expansive backyard serves as a blank slate, ready to be transformed into an outdoor oasis that suits your lifestyle. The generous size of the yard allows for various possibilities, from gardening to outdoor entertaining, making it an ideal space to enhance and enjoy.



Zoned R4, this property provides flexibility for potential future developments or expansions, adding to its appeal for those with a long-term vision. While acknowledging that significant work is needed, the inherent potential of this 4-bedroom house near Lacombe offers a unique opportunity for someone with a passion for restoration and a desire to make a home uniquely their own. Whether you're looking for a project to showcase your DIY skills or seeking a property with excellent investment potential, this residence invites you to unlock its hidden beauty and create a space that reflects your personal style and aspirations.

Built in 1953

Essential Information

MLS® #	A2096491
Price	\$220,000
Sold Price	\$221,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.01
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5302 49 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N4

Amenities

Parking Spaces	1
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	December 4th, 2023
Date Sold	March 12th, 2024
Days on Market	99
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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