

\$350,000 - 5422 49 Avenue, Lacombe

MLS® #A2097171

\$350,000

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.12 Acres

Downtown Lacombe, Lacombe, Alberta

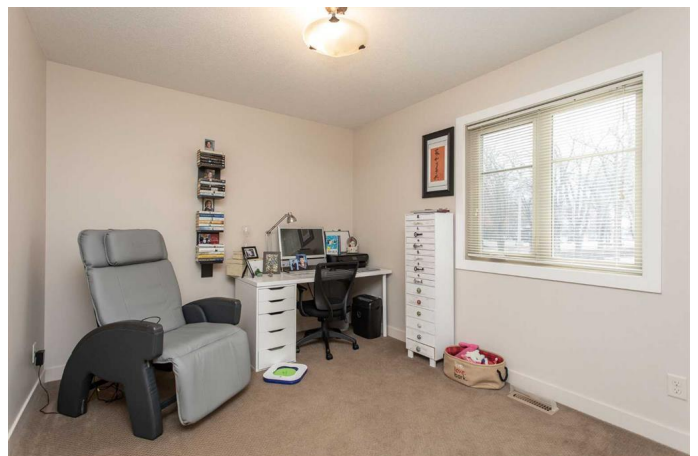
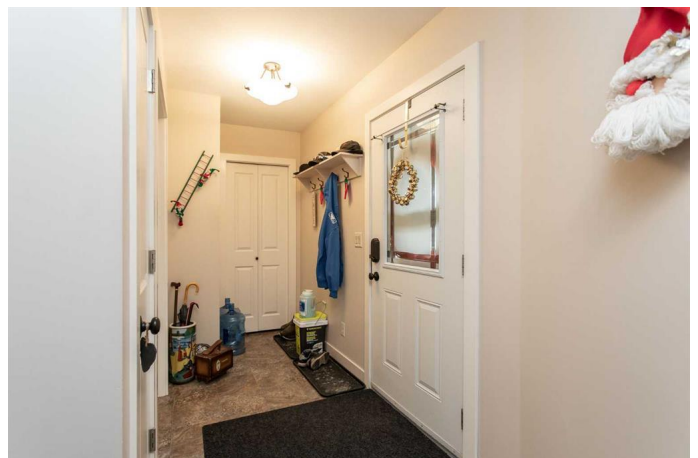
Lovely 1/2 duplex bungalow with single detached garage located in the Heart of Downtown Lacombe! This lovely 1/2 duplex has been well cared for and has a pleasing floorplan. The main floor boasts over 1200 sq ft of living space with the primary bedroom with a 4 piece ensuite, den, 2 piece bathroom, main floor laundry, open concept kitchen, dinette and living room. The kitchen has an abundance of maple cabinetry and countertop space, large island, black appliances and is a great place to host family and friends. Lots of windows allowing the natural light to shine in along with garden doors leading out to the fenced back yard and detached garage. The basement is fully finished with a spacious family room, wet bar, four piece bathroom, two more bedrooms and the utility room. The yard is fenced, mature trees and shrubs, back alley access and north exposure. This is a well constructed home with quality finishes and craftsmanship throughout. Low E argon windows, high efficiency furnace, Tremco Watchdog Waterproofing on exterior foundation walls, R20 exterior wall insulation, R40 attic insulation, pex plumbing, 35 year laminated shingles. Get ready to enjoy living in the Heart of Lacombe!

Built in 2011

Essential Information

MLS® #

A2097171



Price	\$350,000
Sold Price	\$330,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,208
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	5422 49 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1S6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Kitchen Island, Laminate Counters, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Interior Lot
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 8th, 2023
Date Sold	February 12th, 2024
Days on Market	65
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Lacombe
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