

# \$445,000 - 5407 55 Avenue, Lacombe

MLS® #A2129120

**\$445,000**

0 Bedroom, 0.00 Bathroom, 1,773 sqft

Multi-Family on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

This property sits in an excellent location for a triplex rental unit - close to arena, curling rink, outdoor rink, pool, schools, parks, playgrounds, shopping, downtown amenities, walking trails, and everything else the City of Lacombe has to offer. The 1773 square foot triplex features 3 separately metered 2 bedroom, 1 1/2 bathroom units each with a good amount of living space. The main floor of each unit features a spacious living room, dining room, kitchen, and 2 pc bathroom. The fully finished basement of each unit has two large bedrooms, in suite laundry, and a 4 pc bathroom. The tenants enjoy 2 off street parking stalls with power. The monthly rental income is \$2900 plus utilities. The long term tenants are reliable and would like to stay. Vacancy is never an issue with this ideally located and well maintained triplex.

Built in 1978

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2129120     |
| Price          | \$445,000    |
| Sold Price     | \$430,000    |
| Bathrooms      | 0.00         |
| Square Footage | 1,773        |
| Acres          | 0.00         |
| Year Built     | 1978         |
| Type           | Multi-Family |



|          |         |
|----------|---------|
| Sub-Type | Triplex |
| Status   | Sold    |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5407 55 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1M1          |

### Amenities

|                |                     |
|----------------|---------------------|
| Parking Spaces | 6                   |
| Parking        | Off Street, Plug-In |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Ceiling Fan(s)          |
| Heating           | Forced Air, Natural Gas |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 9th, 2024  |
| Date Sold      | May 20th, 2024 |
| Days on Market | 11             |
| Zoning         | R5             |
| HOA Fees       | 0.00           |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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