

\$209,900 - 5407 50 Street, Lacombe

MLS® #A2129699

\$209,900

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.12 Acres

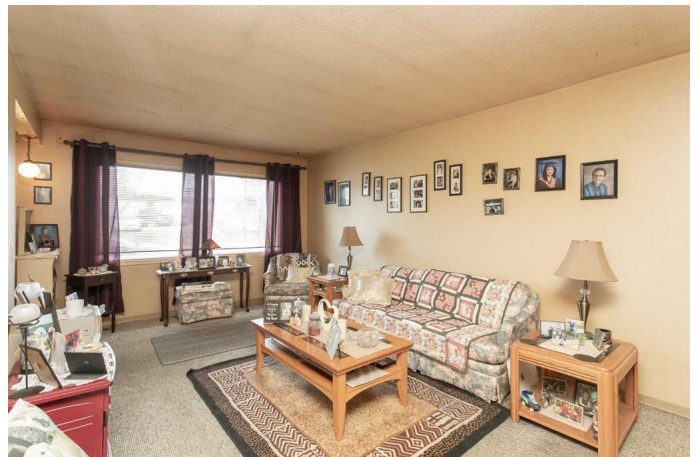
Downtown Lacombe, Lacombe, Alberta

Here is a great opportunity for investors - this property is zoned R5 and has a solid tenant that has been renting since 2009 who wants to stay! This half duplex is in a prime location in downtown Lacombe - across from the public schools, close to the multiplex, downtown and shopping! Main floor features three bedrooms, 4 piece bathroom, living room plus open concept kitchen and dining area. The basement has one more bedroom, kitchenette, den, 4 piece bathroom, laundry and lots of storage. Original furnace, copper piping, sump pump installed along with internal weeping tile around majority of perimeter in the basement. Carport plus a long driveway to keep the vehicles off the street - back alley access. This is a good revenue property - zoned R5! Rent is presently \$1500 including utilities and is increasing to \$1800 including utilities as of August 1, 2024.

Built in 1963

Essential Information

MLS® #	A2129699
Price	\$209,900
Sold Price	\$180,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.12



Year Built	1963
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	5407 50 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H7

Amenities

Parking Spaces	2
Parking	Carport

Interior

Interior Features	Laminate Counters
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 28th, 2024
Days on Market	20
Zoning	R5

HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta - Lacombe

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