

\$229,900 - 5728 45 Avenue, Lacombe

MLS® #A2129713

\$229,900

3 Bedroom, 1.00 Bathroom, 663 sqft

Residential on 0.18 Acres

Downtown Lacombe, Lacombe, Alberta

Here is a great opportunity for investors or developers - this home has had the same tenant since 1998 and tenant would stay. The lot is in the older area of Lacombe backing onto the Seniors Lodge and the lot measures 75 x 105 with R2 zoning! Main floor has one bedroom, four piece bathroom, kitchen, dining and living room. Basement has two more bedrooms (windows do not meet egress), large utility area. Tenant currently pays \$950 plus utilities and the rent is increasing to \$1350 plus utilities as of August 1, 2024.

Built in 1946

Essential Information

MLS® #	A2129713
Price	\$229,900
Sold Price	\$217,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	663
Acres	0.18
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information



Address	5728 45 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1M6

Amenities

Parking Spaces	4
Parking	RV Access/Parking, Single Garage Detached

Interior

Interior Features	Laminate Counters
Appliances	Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Block

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 15th, 2024
Days on Market	7
Zoning	R2
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.