

\$280,000 - 4740 49 Avenue, Lacombe

MLS® #A2203717

\$280,000

3 Bedroom, 1.00 Bathroom, 795 sqft

Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

ATTENTION INVESTORS!! - REVENUE property with MASSIVE 30X24 GARAGE! This lot is zoned R5 (duplex, fourplex, apartment) PLUS the neighboring property is also for sale and zoned R5! These make great investment/rental properties and also have future growth potential! This property has been SUBSTANTIALLY RENOVATED including NEW ACCRYLIC STUCCO, spray foam in front and back entrance and pony walls in basement, AIR CONDITIONING, NEW WINDOWS, SHINGLES, EAVES, PLUMBING, ELECTRICAL, PAINT, FLOORING, KITCHEN RENO, BASEBOARDS and TRIM. There is nothing left to do here except move in! The upstairs features a large entrance way, 2 bedrooms living/dining area and one bathroom. The bathroom has a large soaker tub with floor to ceiling tile surround. The basement has been renovated as well and features the third bedroom that was previously a living room complete with surround sound and ample lighting. The detached GARAGE measures 30 X 26 with 10 FOOT CEILINGS. Rent the house and the garage out separately, live in the house and rent garage... lots of opportunity here now and in the future if you choose to build something else. Back alley access, a private yard and walking distance to downtown is also a bonus!

Built in 1940

Essential Information



MLS® #	A2203717
Price	\$280,000
Sold Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	795
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4740 49 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N3

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Off Street, Oversized, RV Access/Parking, 220 Volt Wiring

Interior

Interior Features	Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped,

	Many Trees, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Date Sold	March 24th, 2025
Days on Market	4
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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