\$375,000 - 4618 55 Avenue, Lacombe

MLS® #A2256582

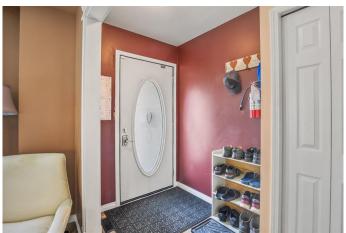
\$375,000

4 Bedroom, 3.00 Bathroom, 1,244 sqft Residential on 0.13 Acres

Meadowview Village, Lacombe, Alberta

Unique opportunity to own a Revenue property with tenants in place secured by The Lacombe Action Group. The Lacombe Action group is a non profit organization that supports individuals with developmental disabilities. This home has 3 adult male tenants who are clients of the Action Group. The Action Group ensures that the rent is paid and the property is maintained. Typically the tenants remain for years. If there is need for a change of tenants the Action Group fills the space. There is a caregiver in the home 24/7. The home is a nice sized bungalow on a quiet street. It offers great curb appeal with it's front deck and attached single garage. The home has an open floor plan with the kitchen looking onto the dining area and living room. There is a main floor laundry. There are 2 bedrooms on the main level including a primary bedroom with an ensuite. The basement has a super sized family room, 2 additional bedrooms and a full bathroom. The yard is a nice size with both a side and back deck. If you're seeking an investment that's easy to manage but does not require a management company with fees & you're open to providing valuable housing for individuals with disabilities this may be the unique opportunity you've been waiting for!







Built in 1994

Essential Information

MLS® # A2256582

Price \$375,000 Sold Price \$365,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,244

Acres 0.13

Year Built 1994

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

Community Information

Address 4618 55 Avenue

Subdivision Meadowview Village

City Lacombe
County Lacombe
Province Alberta
Postal Code T4L 1T7

Amenities

Parking Spaces 2

Parking RV Access/Parking, Single Garage Attached

Interior

Interior Features Ceiling Fan(s)

Appliances Dryer, Refrigerator, Washer, Dishwasher, Garage Control(s), Range,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Storage

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2025

Date Sold October 11th, 2025

Days on Market 28

Zoning R1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Maximum

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