

# \$795,000 - 5209 49a Avenue, Lacombe

MLS® #A2213181

**\$795,000**

0 Bedroom, 0.00 Bathroom, 1,575 sqft

Multi-Family on 0.22 Acres

Downtown Lacombe, Lacombe, Alberta

COMPLETELY RENOVATED 4-Plex in Lacombe! So much detail has been put into this fully rented 4-plex and has been extremely well cared for. In the heart of Lacombe, walking distance to shopping, doctors, LMC, library & more! The roof was replaced approximately 8 years ago and the following renovations have been completed (plus more that can be shared – too many to list!) New flooring throughout, paint, countertops, lighting, sinks, backsplashes, new siding, soffits, fascia, gutter, downspouts, new porch roof, vinyl decking, the list goes on! Each unit has a parking stall with on street parking as well!

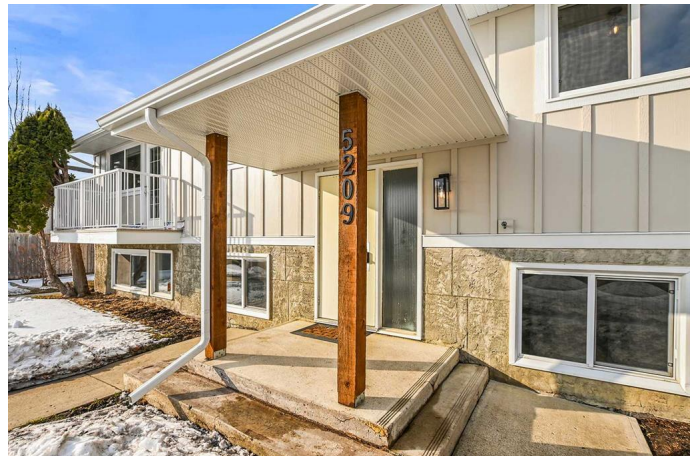
Built in 1973

## Essential Information

MLS® #	A2213181
Price	\$795,000
Bathrooms	0.00
Square Footage	1,575
Acres	0.22
Year Built	1973
Type	Multi-Family
Sub-Type	4 plex
Status	Active

## Community Information

Address 5209 49a Avenue



Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N4

### **Amenities**

Parking Spaces     6

### **Additional Information**

Date Listed             April 18th, 2025  
Days on Market        59  
Zoning                    R5

### **Listing Details**

Listing Office            Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.