

\$299,900 - 4739 49a Avenue, Lacombe

MLS® #A2233446

\$299,900

1 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.07 Acres

Downtown Lacombe, Lacombe, Alberta

4739 49A Avenue is perfectly located in a desirable downtown area in the City of Lacombe, Alberta. The neat and tidy property checks off many boxes for prospective buyers.

Highly sought after features include: an attached garage, main floor laundry, kitchen with plenty of countertop and cabinet space, recently resurface paved driveway, extra parking space, storage galore, and more. The central location is ideal - within walking distance to stores, pharmacies, convenience store, LMC (Music in the Park, Mary C Moore Library), doctors, dentists, other professionals, coffee shops, restaurants, swimming pool, curling rink, schools, and more. Lacombe's fantastic walking/bike paths and trail system are always nearby as well. The backyard provides additional parking space (perhaps even room for trailer or small RV) if desired, and just enough private space for a manageable amount of yard work. The main floor includes a welcoming living room/dining room/kitchen area. The primary bedroom is spacious, with room for a King sized bed, and features a walk-in closet that is conveniently connected to the main floor 4 piece bathroom. As mentioned before, the attached garage and main floor laundry are an added bonus. The second room can serve many purposes, including a second bedroom, office, and/or craft and hobby room. It also provides a gateway to the composite deck with maintenance-free aluminum railing - a great place to barbecue, or relax with friends. The



basement provides plenty of additional storage, a good sized recreational area (currently used as a guest room), and a second bathroom. Pride of ownership is very evident as this gem of a home has been well maintained by the same owner for over 20 years.

Built in 1990

Essential Information

MLS® #	A2233446
Price	\$299,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	4739 49a Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N4

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Garage Door Opener, Off Street, Additional Parking, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 30th, 2025
Days on Market	4
Zoning	R4

Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

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.