

# \$417,000 - 3, 5463 55 Avenue, Lacombe

MLS® #A2241542

## \$417,000

2 Bedroom, 2.00 Bathroom, 1,139 sqft  
Residential on 0.11 Acres

Downtown Lacombe, Lacombe, Alberta



Downsize in style or embrace simplified living!  
These brand new 1 bedroom, 1.5 bath  
fourplex units by trusted local builder  
Ridgestone Homes offer quality craftsmanship  
with no condo fees. Enjoy an open-concept  
layout with a modern kitchen, dining, and living  
area, plus stylish finishes throughout. The  
spacious primary bedroom features a walk-in  
closet and a 4-piece ensuite. Convenient  
in-suite laundry and an attached single garage  
complete the package. Low-maintenance living  
at its best!

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241542      |
| Price          | \$417,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,139         |
| Acres          | 0.11          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 5463 55 Avenue |
| Subdivision | Downtown Lacombe  |
| City        | Lacombe           |
| County      | Lacombe           |
| Province    | Alberta           |
| Postal Code | T4L 1M1           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                   |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer |
| Heating           | In Floor                                                            |
| Cooling           | None                                                                |
| Basement          | None                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Other                    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Slab                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 90              |
| Zoning         | R5              |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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