

# \$210,000 - 4742 48 Avenue, Lacombe

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MLS® #A2258446

**\$210,000**

2 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

Adorable Character Home with Big Development Potential!! Full of charm and updates, this 2 bedroom, 2 bathroom home is the perfect mix of cozy character and modern convenience. The inviting main floor features an open design with a bright kitchen with a gas range and oversized windows that bring the outside in. A cheerful dining nook flows into the sunlit living room, while a main floor bedroom and stylish 4-piece bath with clawfoot tub add comfort and function. Up the winding staircase you'll find a private loft-style retreat complete with a half bath—an ideal primary suite. The home has been thoughtfully maintained with numerous upgrades in recent years, including electrical and plumbing, a rubber roof, on-demand hot water, newer furnace motor, and vinyl plank flooring. Outdoor living is just as impressive. The fully fenced backyard is beautifully landscaped with lawn, garden beds, and patio space for relaxing or entertaining. At the back sits an electric heated 16'x24' garage, while the front yard offers curb appeal plus a large concrete pad with plenty of parking for cars or an RV. And there's more—this property is ZONED R5, which under city bylaws may allow for development of up to an 8-UNIT residential building. That means you can enjoy this lovely home today with the peace of mind that there's outstanding long-term value built in.

Built in 1935



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258446          |
| Price          | \$210,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 915               |
| Acres          | 0.14              |
| Year Built     | 1935              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4742 48 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L1N2           |

## Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 1                                                              |
| Parking        | Additional Parking, Single Garage Detached, Multiple Driveways |
| # of Garages   | 1                                                              |

## Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Open Floorplan, Soaking Tub, Tankless Hot Water           |
| Appliances        | Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air                                                |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Crawl Space, None                                         |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Other                                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped, |

|              |                       |
|--------------|-----------------------|
|              | Lawn, Rectangular Lot |
| Roof         | Rubber                |
| Construction | Mixed                 |
| Foundation   | Combination           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 31                   |
| Zoning         | R5                   |

### **Listing Details**

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

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