

\$370,000 - 4723 47 Avenue, Lacombe

MLS® #A2231407

\$370,000

3 Bedroom, 2.00 Bathroom, 1,028 sqft
Residential on 0.14 Acres

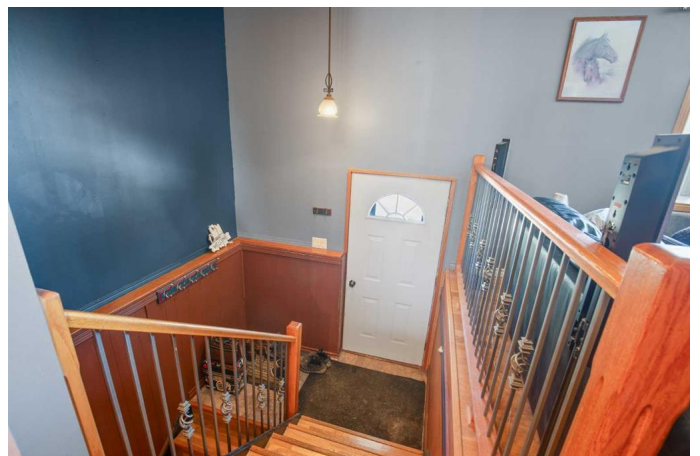
Downtown Lacombe, Lacombe, Alberta

This charming bi-level offers generous living space in the heart of downtown Lacombe. The main floor welcomes you with a spacious living room and a lovely kitchen featuring ample cabinetry and countertop space. Two comfortable bedrooms and a 4-piece bathroom complete this level. Downstairs, you'll find a third bedroom, a 3-piece bathroom, a family room perfect for relaxing, and even space to easily add a fourth bedroom. The dining area leads out to a private, fully fenced backyard with mature landscaping and a convenient detached garage. Some windows have been updated, the Furnace & Hot Water Tank were repalced approximately 4 years ago. Enjoy an unbeatable location within walking distance to all downtown amenities!

Built in 1973

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2231407 |
| Price | \$370,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,028 |
| Acres | 0.14 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Detached |



| | |
|--------|----------|
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4723 47 Avenue |
| Subdivision | Downtown Lacombe |
| City | Lacombe |
| County | Lacombe |
| Province | Alberta |
| Postal Code | T4L 1T9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 3 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum |
| Appliances | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Permeable Paving |
| Lot Description | Back Lane, Landscaped, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 16th, 2025 |
| Days on Market | 4 |
| Zoning | R1B |

Listing Details

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

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