

# \$399,900 - 4622 55 Avenue, Lacombe

MLS® #A2243026

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,207 sqft

Residential on 0.13 Acres

Meadowview Village, Lacombe, Alberta

Welcome to this charming and well-kept bungalow located in one of Lacombe's most desirable neighbourhoods. This 4-bedroom, 2-bathroom home offers a great combination of style, space, and practicality, perfect for families, retirees, or anyone looking for a move-in-ready home in a quiet, friendly area.

Step inside to a bright, open-concept main floor filled with natural light. The kitchen was refreshed approximately 10 years ago and features beautiful cabinetry and a layout that's both functional and welcoming, ideal for cooking and entertaining. The new laminate flooring in the living room, dining area, and hallway gives the space a clean, contemporary feel.

Enjoy the convenience of main floor laundry, located just off the hallway for easy access. The main floor also includes a spacious primary suite, a second bedroom, and a full bathroom.

Downstairs, you'll find a huge rec room that's perfect for movie nights, a playroom, or a home gym, along with two additional bedrooms, a dedicated office space, and plenty of storage.

Outside, take advantage of RV parking, a double detached garage, and a beautifully landscaped backyard—a great space for



summer barbecues or quiet relaxation.

Built in 1994

### **Essential Information**

MLS® #	A2243026
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4622 55 Avenue
Subdivision	Meadowview Village
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1T7

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 29th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office	Concept Realty Group Inc.
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