

\$329,900 - 4727 49a Avenue, Lacombe

MLS® #A2263444

\$329,900

3 Bedroom, 2.00 Bathroom, 1,123 sqft
Residential on 0.07 Acres

Downtown Lacombe, Lacombe, Alberta

This well-maintained one-owner duplex offers flexible living arrangements suitable for families. The main level includes two bedrooms, a four-piece bathroom, a spacious living room, and a kitchen. The walkout basement features a third bedroom, a five-piece bathroom, and an open concept living area with a wet bar. This layout is ideal for families or for those seeking privacy with a roommate occupying the basement level. Notable features upstairs include hardwood flooring, granite countertops, a built-in corner china cabinet, and a corner pantry. The recently rebuilt 12 x 20 south-facing deck provides ample outdoor space to enjoy sunlight. Additional highlights include back alley access and a low maintenance yard. This one-owner home is ready to welcome its next family!

Built in 1996

Essential Information

MLS® #	A2263444
Price	\$329,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.07
Year Built	1996



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	4727 49a Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1N4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Granite Counters, Laminate Counters
Appliances	Dishwasher, Refrigerator, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Interior Lot, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	3
Zoning	R4

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.