



GRASSROOTS
REALTY GROUP

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**5253 49 Street
Lacombe, Alberta**

MLS # A2317456



\$499,000

Division: Downtown Lacombe

Lot Size: 0.09 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R5

Water: -

Sewer: -

Utilities: -

****ZONED R5**** Prime Residential Development Opportunity in Lacombe! Located at 5253 & 5255 49 Street, these two residential lots offer a rare chance to build in an established neighborhood. Build your next investment or development project on this prime R5-zoned lot in Lacombe. Offering excellent potential for higher-density residential development, this property provides flexibility for a variety of permitted uses (subject to municipal approval). Conveniently located near schools, parks, shopping, and downtown amenities, this lot presents a rare opportunity for builders, developers, and investors looking to capitalize on Lacombe's strong housing demand. Services are available nearby, and the property's location offers easy access to major commuter routes. Whether you're planning a multi-family project or exploring future development opportunities, this lot is ready for your vision. These lots offer outstanding potential in a desirable location in Lacombe!