



GRASSROOTS
REALTY GROUP

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4730 49 Avenue
Lacombe, Alberta

MLS # A2328624



\$249,900

Division:	Downtown Lacombe		
Type:	Residential/House		
Style:	Bungalow		
Size:	652 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R5
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Hooks & Shelves in Bathroom, TV Wall Mounts

Affordable, updated, and move-in ready! This charming 2 bedroom, 1 bathroom bungalow is the perfect opportunity for a first-time buyer, investor, or anyone looking to downsize. Situated on a large lot in the heart of downtown Lacombe, you'll enjoy being within walking distance to shopping, schools, parks, and everyday amenities, with quick access to Highway 2A. Inside, you'll find a renovated kitchen and bathroom, new laminate and tile flooring, fresh paint throughout, updated lighting, and ceiling fans that create a bright, modern feel. The kitchen is complete with a new refrigerator and dishwasher (2024), making this home truly move-in ready. Major updates provide peace of mind, including PEX plumbing (2021), a new sewer line (2022), a new dryer (2023), new basement insulation (2026), and new garage shingles scheduled for installation this summer. The basement offers a workshop area, cold storage, plenty of additional storage space, and future development potential. Outside, you'll appreciate the private backyard with mature trees, a deck, garden box, fire pit for relaxing evenings, and a detached 12' x 20' garage. Immediate possession is available for opportunity to own an updated home at an affordable price in one of Central Alberta's most desirable communities.