

# \$795,000 - 5209 49a Avenue, Lacombe

MLS® #A2213181

**\$795,000**

0 Bedroom, 0.00 Bathroom, 1,575 sqft

Multi-Family on 0.22 Acres

Downtown Lacombe, Lacombe, Alberta

COMPLETELY RENOVATED 4-Plex in Lacombe! So much detail has been put into this fully rented 4-plex and has been extremely well cared for. In the heart of Lacombe, walking distance to shopping, doctors, LMC, library & more! The roof was replaced approximately 8 years ago and the following renovations have been completed (plus more that can be shared â€“ too many to list!) New flooring throughout, paint, countertops, lighting, sinks, backsplashes, new siding, soffits, fascia, gutter, downspouts, new porch roof, vinyl decking, the list goes on! Each unit has a parking stall with on street parking as well!

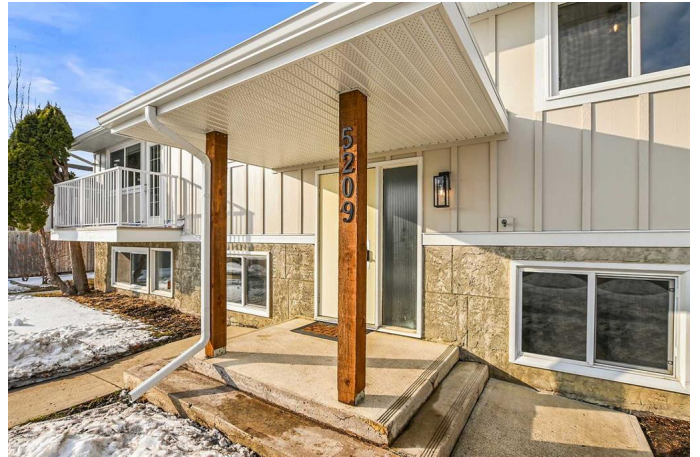
Built in 1973

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2213181     |
| Price          | \$795,000    |
| Bathrooms      | 0.00         |
| Square Footage | 1,575        |
| Acres          | 0.22         |
| Year Built     | 1973         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |
| Status         | Active       |

## Community Information

Address 5209 49a Avenue



|             |                  |
|-------------|------------------|
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1N4          |

### **Amenities**

Parking Spaces     6

### **Additional Information**

Date Listed             April 18th, 2025  
Days on Market        1  
Zoning                    R5

### **Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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