#2, 4738 49A Avenue
Lacombe, Alberta

MLS # A2231940

$439,911

Division:	Downtown Lacombe		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,069 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	2	**Baths:**	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Other	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R4
Foundation:	Poured Concrete, Slab	**Utilities:**	-

Features: Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows

Inclusions: fridge, stove, builtin dishwasher, washer and dryer, garage door opener and 1 control

Senior Friendly fully finished bungalow. No basement! Crawl space with lots of room for storage. No Stairs! Open floor plan with all new appliances and quality finishing throughout with wheelchair access. 2 bedrooms and 2 baths. Primary bedroom is spacious with walkthrough closet and 3 piece c/w 5' Walkin shower with sit down feature. There is in suite laundry c/w washer and dryer. The second bedroom to use as an office or crafts room with the option to have extra sleeping area for your weekend guests. You will love the attached 22'9" x 13'8" garage to park your vehicle and extra storage that you have. NO stairs to contend with when transitioning from the garage to the main floor. Within steps of historical downtown Lacombe -shopping, ALL medical amenities, post office and all the beautiful shops - Dutchess Flower shop & Timeworn Charm to name a few, and the variety of eating establishments whether meeting a friend for a latte or having a dinner date at the ONA cafe/Broomtree cafe/Cilantro and Chives or wherever you choose. This is an ideal location for those not wanting to have the stress of driving to everyday appointments or necessities.