



GRASSROOTS
REALTY GROUP

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**#4, 4738 49A Avenue
Lacombe, Alberta**

MLS # A2231984



\$439,911

Division:	Downtown Lacombe		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	2025 (0 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:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	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 extra 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 is complete is an extra sleeping area for your weekend guests and use it for a home office or craft room when your guests leave. You will love the attached 22'9" x 13'8" garage to park your vehicle, c/w RI EV Charging option, 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.