



**3, 5463 55 Avenue  
Lacombe, Alberta**

**MLS # A2277399**



**\$417,000**

<b>Division:</b>	Downtown Lacombe		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** Fridge, Stove, Dishwasher, Garage Opener

Downsize in style or embrace simplified living! These brand new 2 bedroom, 1.5 bath fourplex units by trusted local builder Ridgestone Homes offer quality craftsmanship. Enjoy an open-concept layout with a modern kitchen, dining, and living area, plus stylish finishes throughout. The spacious primary bedroom features a walk-in closet and a 4-piece ensuite. Convenient in-suite laundry and an attached single garage complete the package. Low-maintenance living at its best!