

# \$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 – 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        28  
Zoning                    R5

### **Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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