

# **\$399,900 - 4702 55 Avenue, Lacombe**

MLS® #A2218346

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.14 Acres

Meadowview Village, Lacombe, Alberta

Welcome to this charming 1,159 sq ft bungalow located in the quiet Meadowview Village neighborhood of Lacombe. This well-maintained home offers 4 spacious bedrooms and 3 bathrooms, making it perfect for families or those needing extra space. The primary bedroom features a convenient walk-in closet, providing ample storage.

The main floor boasts a functional layout with main floor laundry for added convenience. The versatile basement includes a den or office area, ideal for working from home or additional living space. Vinyl plank flooring throughout the main floor, carpeting in the basement. There are patio doors to a lovely deck to enjoy off of the kitchen.

The exterior has been updated with new siding in 2015 and a roof replacement in the same year, ensuring peace of mind. The home is equipped with a furnace and hot water tank installed in 2011, providing reliable comfort. Outdoor parking is a breeze with a double detached garage plus a carport, offering plenty of space for vehicles and storage, Back Alley access. Located close to parks, schools, and shopping, this property combines comfort, convenience, and a peaceful neighbourhood setting.

Built in 1993

## **Essential Information**

MLS® #

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Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,159
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4702 55 Avenue
Subdivision	Meadowview Village
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H5

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 10th, 2025
Days on Market	4
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
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