

\$399,900 - 4622 55 Avenue, Lacombe

MLS® #A2243026

\$399,900

4 Bedroom, 2.00 Bathroom, 1,207 sqft
Residential on 0.13 Acres

Meadowview Village, Lacombe, Alberta

Welcome to this charming and well-kept bungalow located in one of Lacombe's most desirable neighbourhoods. This 4-bedroom, 2-bathroom home offers a great combination of style, space, and practicality, perfect for families, retirees, or anyone looking for a move-in-ready home in a quiet, friendly area.

Step inside to a bright, open-concept main floor filled with natural light. The kitchen was refreshed approximately 10 years ago and features beautiful cabinetry and a layout that's both functional and welcoming, ideal for cooking and entertaining. The new laminate flooring in the living room, dining area, and hallway gives the space a clean, contemporary feel.

Enjoy the convenience of main floor laundry, located just off the hallway for easy access. The main floor also includes a spacious primary suite, a second bedroom, and a full bathroom.

Downstairs, you'll find a huge rec room that's perfect for movie nights, a playroom, or a home gym, along with two additional bedrooms, a dedicated office space, and plenty of storage.

Outside, take advantage of RV parking, a double detached garage, and a beautifully landscaped backyard—a great space for



summer barbecues or quiet relaxation.

Built in 1994

Essential Information

MLS® #	A2243026
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4622 55 Avenue
Subdivision	Meadowview Village
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1T7

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	Concept Realty Group Inc.
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.