

\$404,900 - 5422 49 Avenue, Lacombe

MLS® #A2266591

\$404,900

4 Bedroom, 3.00 Bathroom, 1,208 sqft
Residential on 0.12 Acres

Downtown Lacombe, Lacombe, Alberta

This well-appointed duplex in downtown Lacombe exemplifies quality construction throughout. The residence features an open-concept layout that seamlessly connects the kitchen, dining, and living areas. The kitchen is equipped with maple cabinetry, oil-rubbed bronze hardware, a two-tier island with eating bar, corner pantry, and black appliances. The primary bedroom offers a four-piece ensuite and a walk-in closet, with main level laundry for added convenience. A second bedroom near the entrance provides flexibility as a potential home office. The fully finished basement includes a spacious family room with wet bar, an additional four-piece bathroom, storage/utility room, and two more bedrooms. This property accommodates various lifestyles, including those seeking to downsize, empty nesters, or growing families. The detached single garage measures 14x24, and the yard is fenced and landscaped with back alley access. Additional features include low E argon windows, a high-efficiency furnace, exterior foundation waterproofing (Tremco Watchdog), R20 exterior wall insulation, R40 attic insulation, pex plumbing, acrylic stucco, and 35-year shingles. There are no condominium or HOA fees. Immediate possession is available.

Built in 2011

Essential Information



MLS® #	A2266591
Price	\$404,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,208
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	5422 49 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1S6

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Laminate Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot

Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	15
Zoning	R4

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.