

# \$347,500 - 4723 47 Avenue, Lacombe

MLS® #A2231407

## \$347,500

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

This charming bi-level offers generous living space in the heart of downtown Lacombe. The main floor welcomes you with a spacious living room and a lovely kitchen featuring ample cabinetry and countertop space. Two comfortable bedrooms and a 4-piece bathroom complete this level. Downstairs, you'll find a third bedroom, a 3-piece bathroom, a family room perfect for relaxing, and even space to easily add a fourth bedroom. The dining area leads out to a private, fully fenced backyard with mature landscaping and a convenient detached garage. Some windows have been updated, the Furnace & Hot Water Tank were repalced approximately 4 years ago. Enjoy an unbeatable location within walking distance to all downtown amenities! Motivated to Sell!

Built in 1973

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231407    |
| Price          | \$347,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,028       |
| Acres          | 0.14        |
| Year Built     | 1973        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4723 47 Avenue   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L 1T9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum                                                                     |
| Appliances        | Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Permeable Paving                           |
| Lot Description   | Back Lane, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 49              |
| Zoning         | R1B             |

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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