

# \$419,000 - 4, 5418 49 Avenue, Lacombe

MLS® #A2182736

**\$419,000**

2 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 0.01 Acres

Downtown Lacombe, Lacombe, Alberta

NO CONDO FEES on this Brand New Luxury Villa built by Ridgestone Homes INC! Conveniently located by the Lacombe Hospital, walking distance to Rexall Drugs, banking and all the amenities of Lacombe's beautiful downtown. Built with adult living in mind this Villa is the perfect retirement investment. Enjoy a cozy heated floor throughout the entire villa and heated garage. The beautiful open floor plan flows seamlessly and offers executive touches of a custom quartz kitchen, 4pc ensuite, main floor laundry, walk-in closet and more! \*\*\* this home is currently under construction with an estimated completion date of mid to late March 2025. Photos and renderings are examples from a similar home and may not reflect the exact finishes and colors of this property.

Built in 2024

## Essential Information

MLS® #	A2182736
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,050
Acres	0.01
Year Built	2024



Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	4, 5418 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	See Remarks
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	December 13th, 2024
Days on Market	174

Zoning

R4

## **Listing Details**

Listing Office

Royal LePage Network Realty Corp.

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.