

# \$220,000 - 4742 48 Avenue, Lacombe

MLS® #A2258446

**\$220,000**

2 Bedroom, 2.00 Bathroom, 915 sqft

Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

Adorable Character Home with Big Development Potential!! Full of charm and updates, this 2 bedroom, 2 bathroom home is the perfect mix of cozy character and modern convenience. The inviting main floor features an open design with a bright kitchen with a gas range and oversized windows that bring the outside in. A cheerful dining nook flows into the sunlit living room, while a main floor bedroom and stylish 4-piece bath with clawfoot tub add comfort and function. Up the winding staircase you'll find a private loft-style retreat complete with a half bath—an ideal primary suite. The home has been thoughtfully maintained with numerous upgrades in recent years, including electrical and plumbing, a rubber roof, on-demand hot water, newer furnace motor, and vinyl plank flooring. Outdoor living is just as impressive. The fully fenced backyard is beautifully landscaped with lawn, garden beds, and patio space for relaxing or entertaining. At the back sits an electric heated 16'x24' garage, while the front yard offers curb appeal plus a large concrete pad with plenty of parking for cars or an RV. And there's more—this property is ZONED R5, which under city bylaws may allow for development of up to an 8-UNIT residential building. That means you can enjoy this lovely home today with the peace of mind that there's outstanding long-term value built in.

Built in 1935



## Essential Information

MLS® #	A2258446
Price	\$220,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	915
Acres	0.14
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	4742 48 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L1N2

## Amenities

Parking Spaces	1
Parking	Additional Parking, Single Garage Detached, Multiple Driveways
# of Garages	1

## Interior

Interior Features	Open Floorplan, Soaking Tub, Tankless Hot Water
Appliances	Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Gazebo, Landscaped,

	Lawn, Rectangular Lot
Roof	Rubber
Construction	Mixed
Foundation	Combination

### **Additional Information**

Date Listed	September 18th, 2025
Zoning	R5

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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