

# \$419,000 - 3, 5418 49 Avenue, Lacombe

MLS® #A2182733

**\$419,000**

2 Bedroom, 2.00 Bathroom, 1,050 sqft  
Residential on 0.06 Acres

Downtown Lacombe, Lacombe, Alberta

NO CONDO FEES on this Brand New Luxury Villa built by Ridgestone Homes Inc!  
Conveniently located close to 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 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! Exterior photo is an artist rendering and some changes may apply.



Built in 2024

## Essential Information

MLS® #	A2182733
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,050
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	3, 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, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor
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	136
Zoning	R4

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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