

# \$299,000 - 5221b 47 Street, Lacombe

MLS® #A2197855

## \$299,000

3 Bedroom, 2.00 Bathroom, 1,045 sqft  
Residential on 0.08 Acres

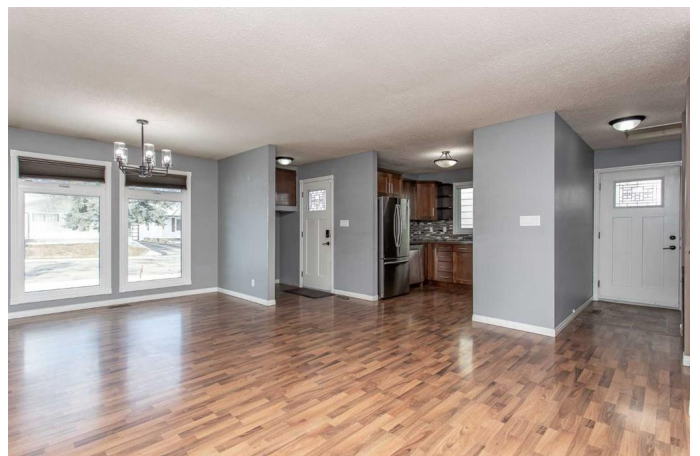
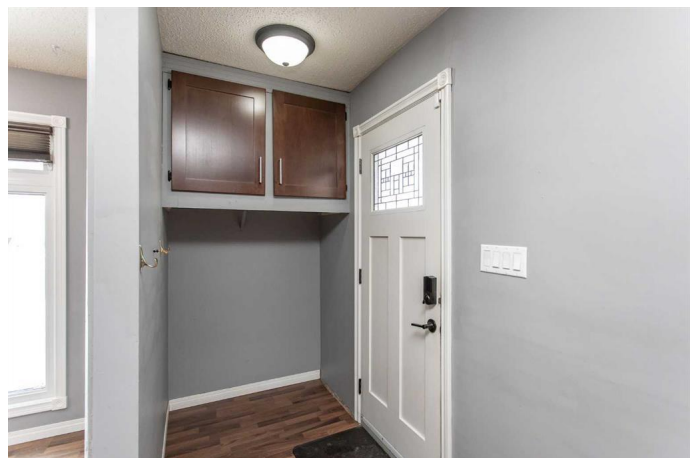
Downtown Lacombe, Lacombe, Alberta

Here is a great starter home situated in the Heart of downtown Lacombe! This 1/2 duplex has a pleasing floorplan and is close to schools, shopping and the mall! This home has had some upgrades in recent years starting with the siding, roof, windows and doors. A lovely kitchen with newer cabinets, countertops, backsplash and stainless steel appliances! Some new flooring, extra insulation in the attic and some new light fixtures! Main floor features the kitchen, dinette and living room. Up the stairs to the three bedrooms including the primary along with a four piece bathroom. Lower level is home to the family room and the second bathroom. Basement is the utility area, storage and additional room which could serve as a workout room, play area or another family room. Single detached garage, fenced yard and back alley access. Immediate possession available!

Built in 1978

## Essential Information

MLS® #	A2197855
Price	\$299,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,045



Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### **Community Information**

Address	5221b 47 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1J3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	13
Zoning	R4

## Listing Details

Listing Office            RE/MAX real estate central alberta

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