

# \$279,000 - 4707 55 Avenue, Lacombe

MLS® #A1049472

## \$279,000

2 Bedroom, 3.00 Bathroom, 1,266 sqft  
Residential on 0 Acres

Meadowview Village, Lacombe, Alberta

Pride of ownership and a perfect home for the single or the couple wanting to downsize - this home is situated in a quiet area with adult living duplexes and townhouses close to shopping, downtown, and amenities. A great floorplan with master bedroom and 3 piece ensuite, main floor laundry, 2nd bedroom and a 4 piece bathroom - plus a spacious living room boasting a gas fireplace with wood mantle, dining area and a functionable kitchen with an abundance of cabinetry and countertop space. This home has a south facing back yard and has the Popow park and playground out the back gate - back alley access - fenced yard. Single attached garage keeps your vehicle clear of snow. Basement is unfinished except for a 3 piece bathroom. A full basement awaits your creativity and design if you require additional living space. The furnace was replaced in 2011. Enjoy the close proximity to the Lacombe Centre Mall, grocery stores, walking trails and more! Quick possession is available.

Built in 1995

## Essential Information

MLS® #	A1049472
Price	\$279,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3



Square Footage	1,266
Acres	0.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4707 55 Avenue
Subdivision	Meadowview Village
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1T7

### **Amenities**

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Central Vacuum, Laminate Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Has Basement	Yes
Basement	Full, Unfinished
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle

### **Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed November 16th, 2020

Days on Market 34

Zoning R1

### **Listing Details**

Listing Office RE/MAX real estate central alberta - Lacombe

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