

\$347,500 - 4723 47 Avenue, Lacombe

MLS® #A2231407

\$347,500

3 Bedroom, 2.00 Bathroom, 1,028 sqft
Residential on 0.14 Acres

Downtown Lacombe, Lacombe, Alberta

This charming bi-level offers generous living space in the heart of downtown Lacombe. The main floor welcomes you with a spacious living room and a lovely kitchen featuring ample cabinetry and countertop space. Two comfortable bedrooms and a 4-piece bathroom complete this level. Downstairs, you'll find a third bedroom, a 3-piece bathroom, a family room perfect for relaxing, and even space to easily add a fourth bedroom. The dining area leads out to a private, fully fenced backyard with mature landscaping and a convenient detached garage. Some windows have been updated, the Furnace & Hot Water Tank were repalced approximately 4 years ago. Enjoy an unbeatable location within walking distance to all downtown amenities! Motivated to Sell!

Built in 1973

Essential Information

MLS® #	A2231407
Price	\$347,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.14
Year Built	1973
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Active

Community Information

Address	4723 47 Avenue
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1T9

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Central Vacuum
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Microwave, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Permeable Paving
Lot Description	Back Lane, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 16th, 2025
Days on Market	48
Zoning	R1B

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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